



## 2020 Docket Submittals Report

King County Comprehensive Plan  
January 2020

### I. BACKGROUND

The King County Docket was established in 1998 in accordance with Revised Code of Washington 36.70A.470, and codified at King County Code 20.18.140. The Docket provides an opportunity for the public to register comments on the *King County Comprehensive Plan* and the associated development regulations. The County responds to each item registered on the docket, providing a feedback loop, as required by RCW 36.70A.470. Docket forms are available on the County website and at several county departments. The docket is open continuously with a deadline of December 31 for submitting docketed comments for consideration in the Comprehensive Plan update process. By the last business day of April, a Docket Report with executive responses and recommendations is released.

The information in the Docket Submittals Report includes the complete set of materials submitted by Docket proponents. Providing the Docket Submittals Report to the public early in the process, and even before substantive analysis has occurred, allows for more transparent communication regarding the issues that the County is being asked to consider.

### II. OVERVIEW OF SUBMITTALS

The following items were received by King County by the deadline of December 31, 2019 for consideration in the 2020 Docket process.

#	Name	Brief Summary
1	Mr. & Mrs. Pierce	Request to use Four to One Program to change a portion of two parcels adjacent to the City of North Bend from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. Parcel numbers are 1723089006 and 2607740120.
2	Mr. & Mrs. Fletcher	Request to change land and zoning on two parcels on the Renton-Maple Valley Road near the Cedar Grove Natural Area from Neighborhood Business to Industrial. Parcel numbers are 3223069070 and 3223069052.
3	Peter Lamanna	Request to change speed limits from 35 to 25 mph on Bear Creek Road NE and NE 132nd Street between Avondale Road NE and NE 133rd Street to address traffic conditions, lack of law enforcement, and safety.
4	Mr. & Mrs. Montgomery	Request to change land use and zoning on one parcel outside of the City of Skykomish from Rural Area 2.5 to Urban Residential 12 in order to allow for a cluster village of small homes and Recreational Vehicle parking. Parcel number is 3026129019.

#	Name	Brief Summary
5	Rainier Christian School	Request to use Four to One Program to change a portion of one parcel in the Fairwood unincorporated urban area from Rural Area to Urban, and to permanently protect the remainder as King County owned open space. Parcel number is 2523059086.
6	Greater Maple Valley Unincorporated Area Council	Request for procedural change to require the King County Council to prepare and publish responses to the public comments that it receives on the King County Executive's Executive Recommended Comprehensive Plan updates.
7	Greater Maple Valley Unincorporated Area Council	Request procedural changes to: A. Require Site-Specific Land Use Map Amendments be reviewed through the Type 4 Quasi-Judicial Hearing Examiner process, and not be allowed to be considered legislatively through the Comprehensive Plan process. As part of this, require that all land use and zoning changes should be considered together, rather than bifurcated with zoning going through the hearing examiner process and land use going through the Comprehensive Plan process. B. Expressly provide that site-specific land use proposals cannot be added as a last minute amendment by the King County Council during its consideration of a Comprehensive Plan update.
8	Richard Miller	Request to change land and zoning on one parcel in the North Highline Unincorporated Urban Area from Urban Residential Medium to Urban Planned Development, and R-8 to R-48 zoning. Parcel number is 0623049298.

The following map identifies the location of the 2020 Docket items.



## **Docket Request # 1: Pierce**

### **Address**

Undeveloped land – no address. Near North Bend. The subject property can be viewed from the 1-90 corridor above the Forster Woods subdivision in North Bend. Exit 31 off I-90. The subject property is to the southwest of, and contiguous with, the North Bend UGA and city limits. Parcel Identification Numbers are 1723089006, 2607740120.

### **Submitted Background Information**

The parcel is slightly larger than **166 acres** and is triangularly shaped. Two sides are contiguous with the Urban Growth Area and the city limits of North Bend. The third side backs up to RMSA.

This proposed amendment would permanently protect and provide public access to 156 acres of land adjacent to Rattlesnake Mountain Scenic Area (RMSA). The 156 acres to be dedicated as open space has many beautiful resources including unobstructed views of Mt. Si, an unused trailhead that connects to the Rattlesnake Ridge trail system, old growth and second growth forest, natural wildlife habitat, and environmentally sensitive areas.

This amendment limits future development on open land and environmentally sensitive land. Future development would be clustered into a smaller 10 acre parcel, preserving environmental features that would otherwise be impacted. By clustering development at urban densities, the development impacts are reduced, and the provision of urban services (water and sewer) are possible. With the remaining 10 acres, we propose to extend the Forster Woods neighborhood with compatible residential development. The existing roads and utilities are stubbed to the subject property line. We are working with the City of North Bend to design the project and mitigate impacts to allow for their support of expanding the UGA and providing urban services.

**Property-Specific Development Condition:** There is an existing property development condition, which is SV-P36: Development Clustered on 50 acres (see Appendices A for a visual). Given this condition, this Four-to-One proposal is to cluster more densely. The allowed development area of 50 acres will be treated as its own Four-to-One site, with preservation of 80% (40 acres) and urban residential development of 20% (10 acres). To comply with SV-P36 and the Four-to-One program criteria, all residential lots will be clustered on the lower 10 acres of the property adjacent to the Forster Woods development. A twenty-five foot native growth protection buffer will be placed on all property boundaries adjacent to any urban development. The remainder of the parcel will be voluntarily dedicated upon final plat approval as permanent open space and shall remain in a natural state.

**Roads:** Parcel 1723089006 has two roads through the Forster Woods subdivision that dead end at the subject property, and parcel 2607740120 has one road within the UGA. In order to access the existing City public rights-of-way from the subject property, the roads would need to traverse the existing Native Growth Protection Buffer. The impacts to the buffer would be minimized and impacts mitigated. With respect to critical areas, King County's Critical Area Regulations allow road crossings in critical areas, either as an allowed alteration or as an alteration exception. In these circumstances, appropriate mitigation is required. The current SV-P36 overlay of 50 acres clustered would require a road 3600 feet long that would have five stream crossings and would traverse the area that would be set aside as permanent open space and maintain in a natural state. A stated purpose of the 10 acre clustering of future development is to avoid disturbing environmentally sensitive portions of the site. Additionally, Forster Woods roads are public rights-of-way, which are maintained by the city. Due to the grades of the existing roads, the City has had challenges plowing the snow in the winter. Knowing this, we will design road grades can be plowed by City apparatus. If this is not feasible, we will make the roads private and arrange for private maintenance and plowing of the road by the HOA.

**Water:** The location of the Pierce's property is at the outside of the City of North Bend's current water service area (See Appendix B). We will work with the City to expand the service area to include the 10 acres, which can be done in conjunction with amendments to the City's Comprehensive Plan and Water Service Plan. The City has indicated that there is sufficient water capacity to expand the water service area to include the proposed development. However, the elevations of the 10 acres may require an additional water tank to ensure adequate pressure for fire flow. The need for a water tank

**Docket Request # 1: Pierce**

will be determined through the preliminary plat process. If necessary, it will be designed and constructed to all applicable City standards. Expanding the City's water service area prevents the need to install individual exempt wells throughout the property for a non-clustered residential development. This reduces impacts to groundwater resources and the environmentally sensitive portions of the site.

**Storm Water:** Development of the 10 acres will require a stormwater plan designed to the current standards. Forster Woods' retention ponds are currently at maximum capacity and have overflowed onto the roads in the past. As part of this Four-to-One proposal, we will work with the City to evaluate the possibility of expanding the Forster Woods retention ponds to correct the existing deficiencies and to provide capacity for additional flows from the developed 10 acres.

**Sewer:** North Bend does not currently have sufficient sewer capacity to serve the developed 10 acres. The City is in the process of designing a wastewater treatment plant expansion to increase capacity. The design is anticipated to be completed to the 50% level in late 2020 to allow the development of a cost estimate. The cost estimate and funding proposal will be presented to City Council in early 2021. If approved, the expansion would be complete and operational by late 2023. Given the scale of the four-to-one project, the timing of the wastewater treatment plant expansion is not an issue for us. We prefer to wait for sewer to be available than to design up to 16 individual septic fields, which would have a negative environmental impact. Once sewer becomes available, North Bend can expect to earn a minimum of \$26,000 connection fees per unit and \$140 in monthly user fees to fund the project's proportional share costs of the wastewater treatment plant expansion (see Appendix C).

**Trail Head:** In alignment with North Bend's mission to provide outdoor recreation for residents and visitors, this proposal provides an easement for a future trailhead for public access to RMSA. Current access to RMSA is limited with two entry points currently located outside of the city to the north and south. This would expand public access to RMSA from the City of North Bend (see Appendix D).

There is no significant effect on adjoining parcels as the adjacent residential area has the same zoning as is proposed for these parcels. The proposed clustered residential development is consistent with the existing development in Forster Woods.

This change is compatible with the surrounding area as we would extend the existing Forster Woods neighborhood. We believe Forster Woods was originally designed to include the Pierce's property in a later phase and are working with the city public records department to confirm this. The proposed clustered development significantly reduces the environmental impacts from the currently permitted development of the 50 acres based on SV-P36 to 10 acres. Homes would have beautiful views of Mt. Si and we estimate will sell at a higher price point than the homes in Forster Woods. These homes would therefore increase the value of the homes in Forster Woods.

The parcel meets the following criteria to be considered for the Four-to-One program:

- Is not zoned agriculture
- Is Physically contiguous to the existing Urban Growth area
- Is not in an existing band of continuous space
- Could be served by sewers and other urban services
- Could have urban facilities provided directly from the urban area and not cross the open space or rural area
- Is greater than 20 acres

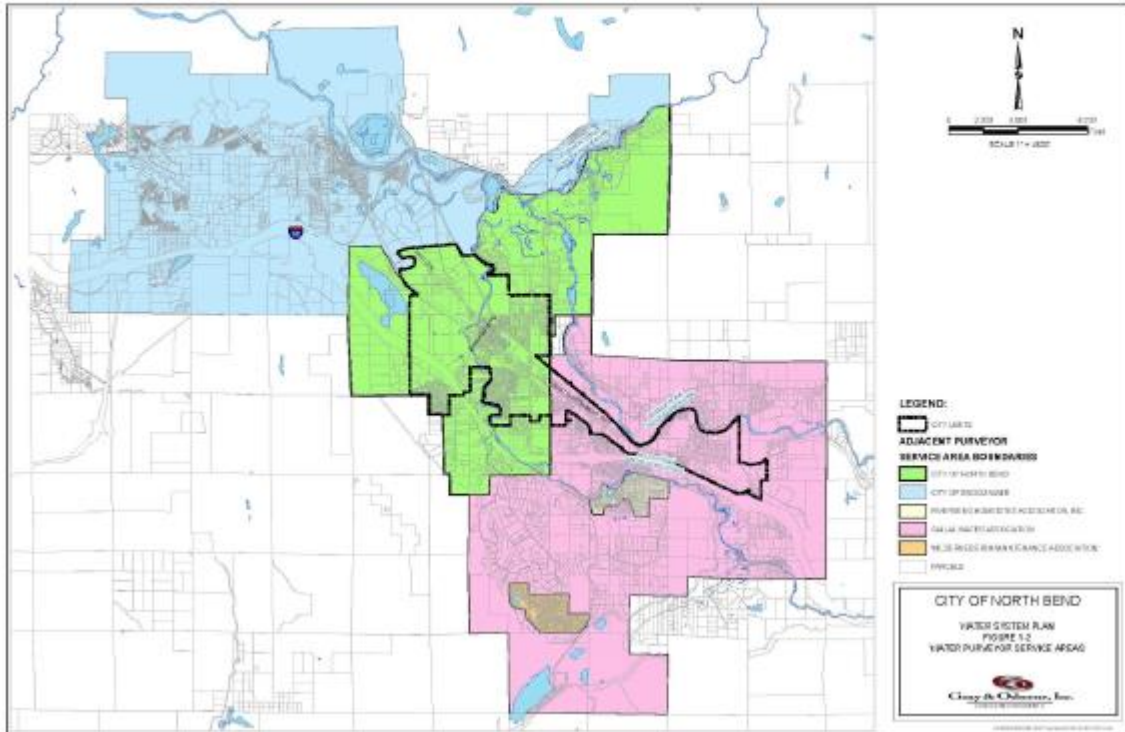


**Appendix A: Rough Map of Lower 50 Acres described in SV-P36**



Appendix B: Water Service Area

## WATER SYSTEM SERVICE AREA BOUNDARIES



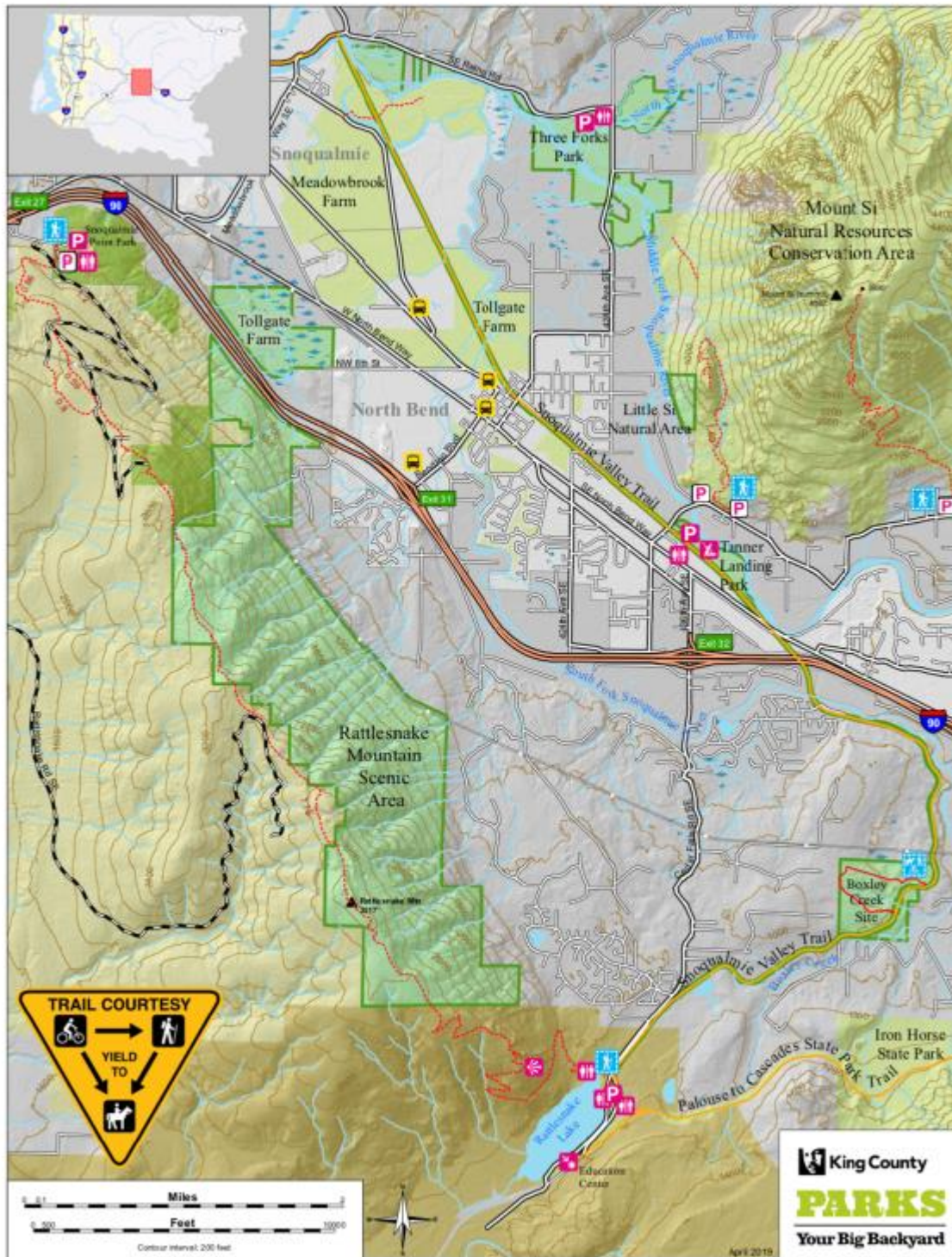
## Docket Request # 1: Pierce

### Appendix C: North Bend Water & Sewer Fees from 2013

North Bend Rates Water & Sewer Fees		Zemp Property	
		One Time Charges	Monthly
Water	Per unit		
	3/4" GFC	6,160.00	
	3/4" Meter	252.95	
		\$ 6,412.95	One Time Charge Per unit
Monthly Charge			58.63 Per month
			1.59 Per month - 1st 1 CM of water
Sewer	3/4" GFC	5,230.00	
	ULID #5	TBD	Needs to be determined
	Monthly Charge		68.77 Per month
			0.73 Per month - 1st 10 CM of water
Stormwater Utility	GFC Base Charge	705.78	per unit
	Monthly Charge		12.36 Per month
Floodplain Development Permit		154.00	Initial fees
School Impact Fees		8,688.48	per unit
Fire Impact Fees		622.25	per unit
Park Impact Fees		4,054.00	per unit
Transportation Impact Fees		666.82	per unit
		\$ 26,534.28	One Time Charge Per unit
			\$ 140.76 Monthly Charge



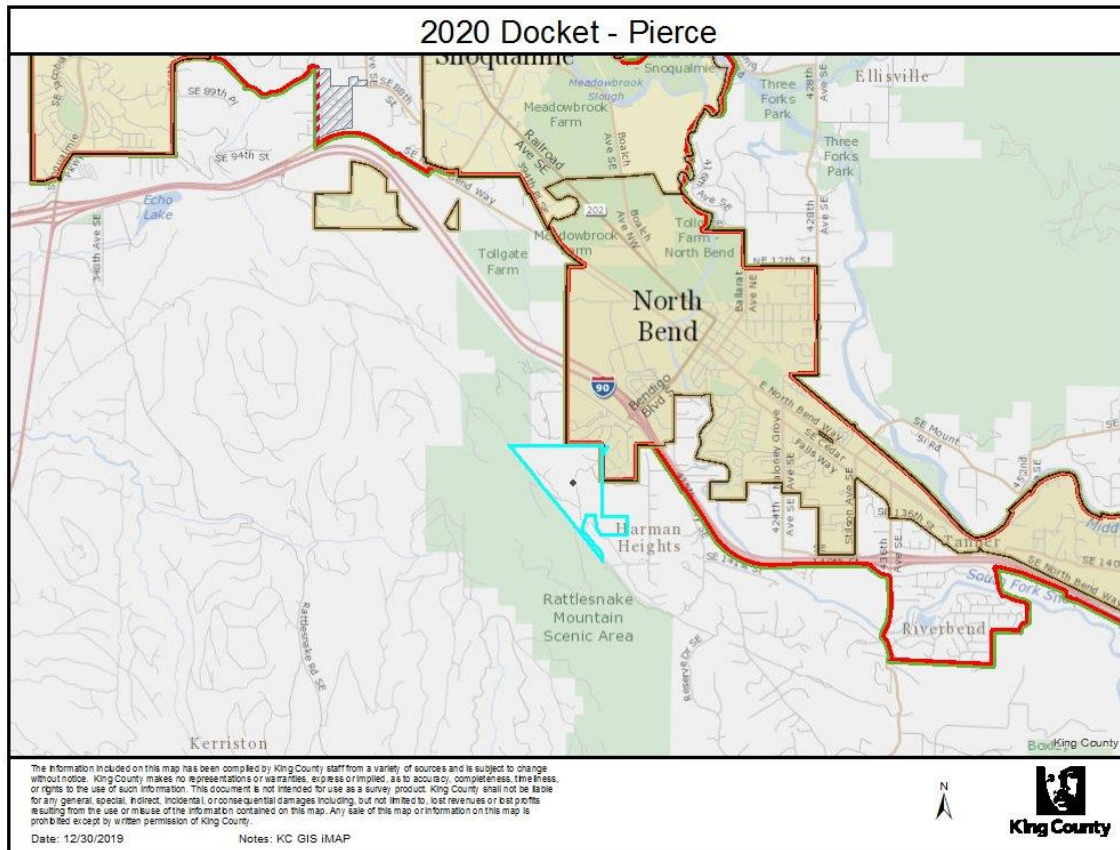
Appendix D: Current Trailmap of RMSA



**Docket Request # 1: Pierce**

**County Maps of Docket Area (parcels highlighted in blue)**

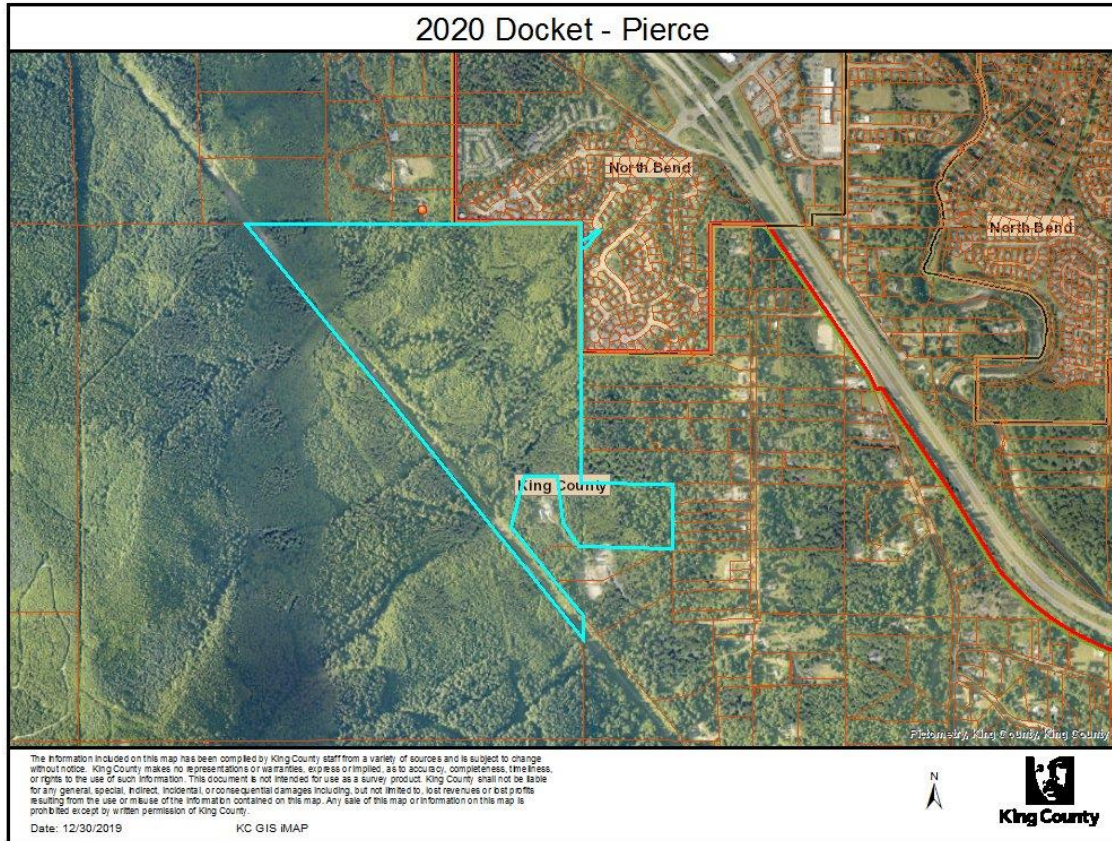
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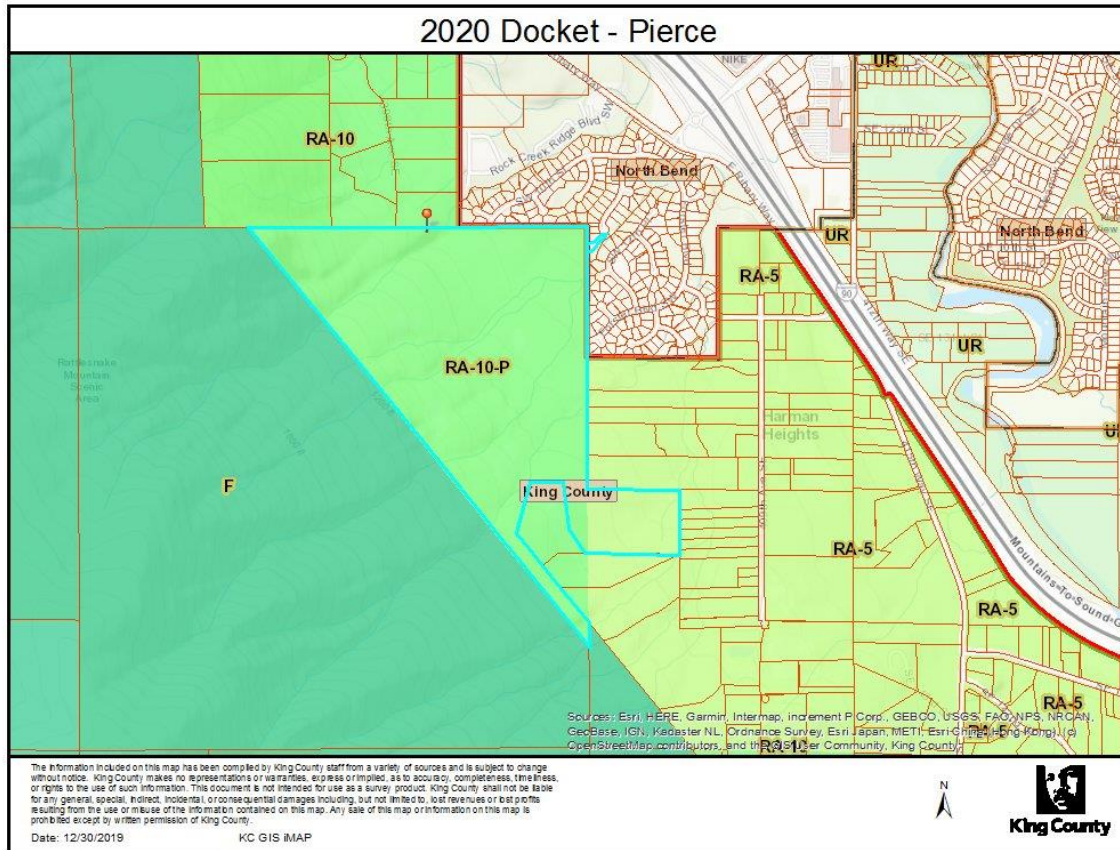
## Docket Request # 1: Pierce

Aerial Photo:



## Docket Request # 1: Pierce

Zoning:



## Land Use:

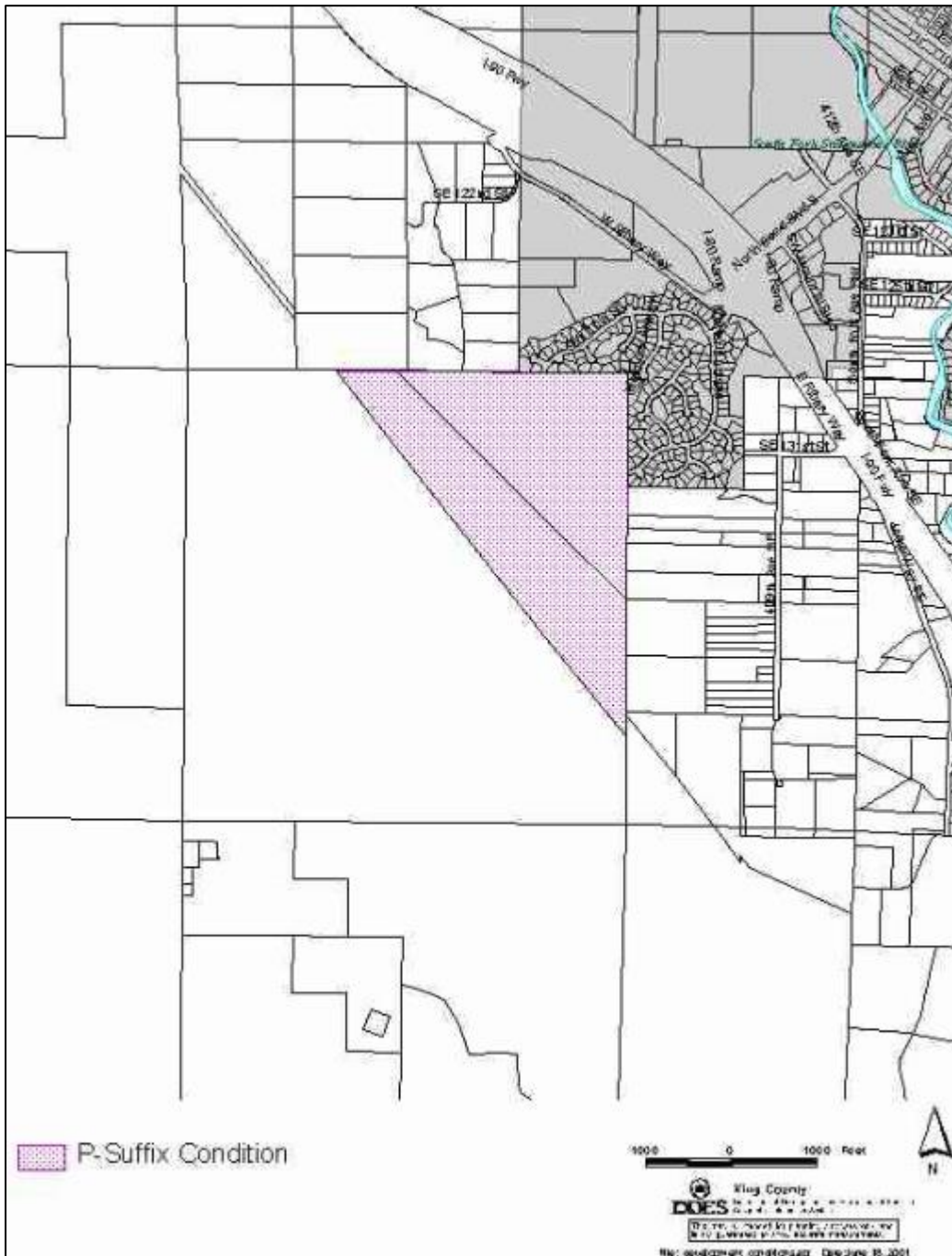




**Docket Request # 1: Pierce**

**Property Specific Development Condition SV-P36: Development Clustered on 50 acres**

<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/Psuffix/SnoqualmieValley/SV-P36.aspx>



**Docket Request # 2: Fletcher**

**Name of Requestor(s):** Michael and Linda Fletcher

**Council District:** #9

**Summary Category:** Land Use and Zoning Change



## Docket Request # 2: Fletcher

### Submitted Request

Request to change the current zoning and land use designation from Neighborhood Commercial (NB) to Industrial (I). Combined size is 3.54 acres. Although this request was denied in 2018, we appreciate the opportunity to sit down with the councilman and staff to discuss the merits of this request.

### Address

18407 Renton-Maple Valley Highway, Maple Valley, WA 98038. Parcel identification numbers 3223069052 and 3223069070

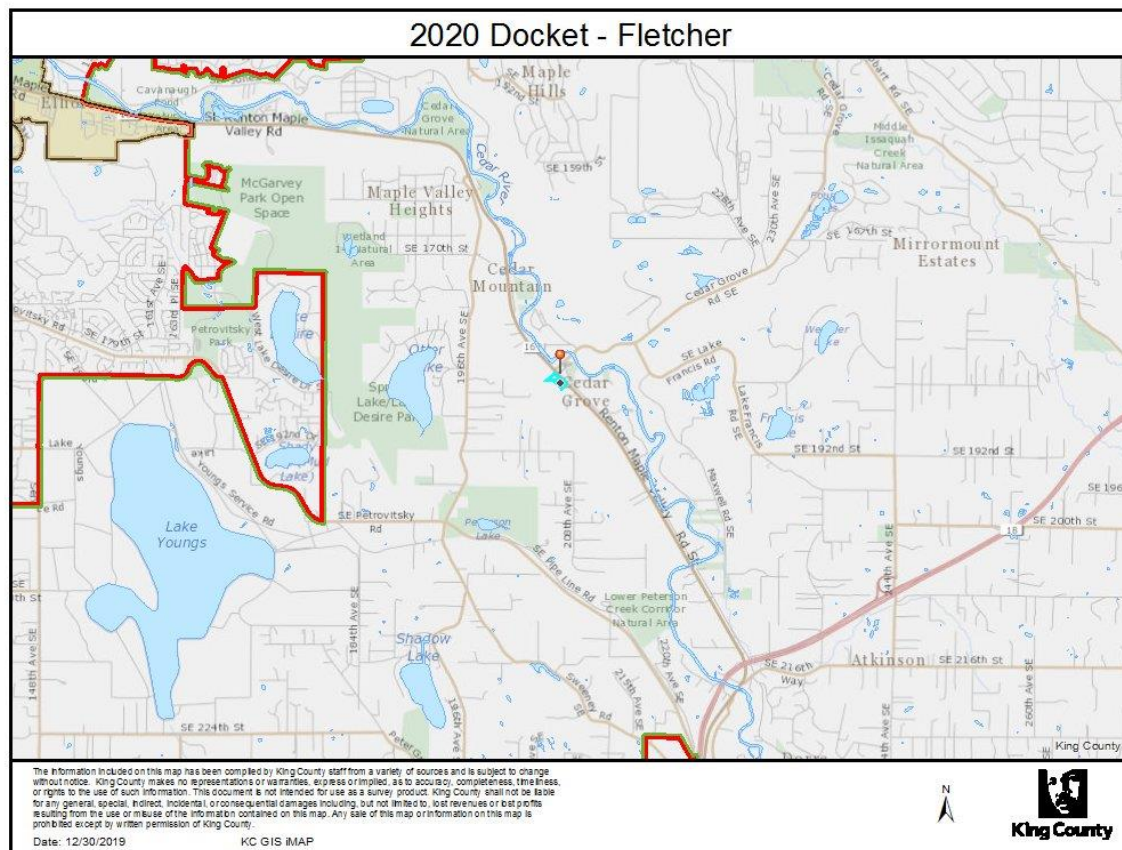
### Submitted Background Information

This change is consistent with the adjacent property and current use of the land. The proposed use of the parcel is industrial (grand-fathered). Metal recycling facility which has been there for 25 years. This change will have no affect on adjoining properties to the south which are also industrial zoned land and the current use if for industrial uses. The use and zoning will be consistent with what is actually developed in the immediate vicinity and on these specific parcels. These properties have been functioning as a metal recycling facility for over 25 years.

### County Maps of Docket Area (parcels highlighted in blue)

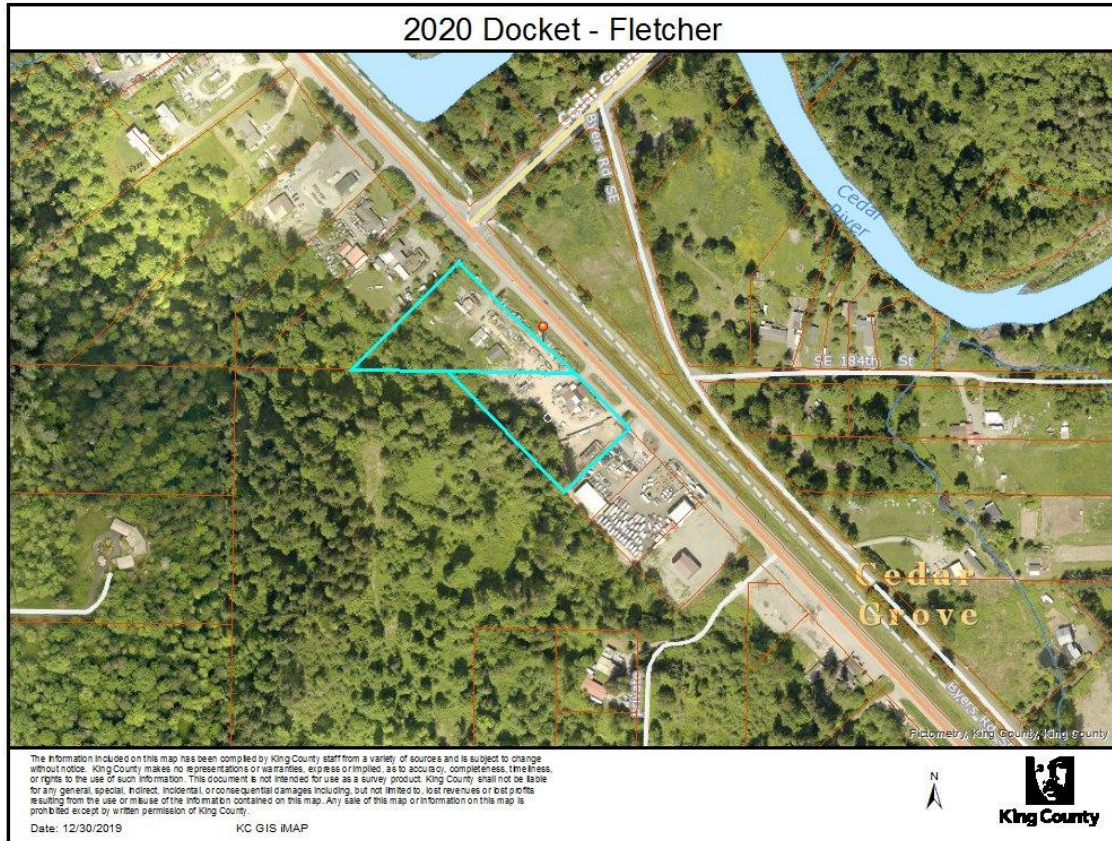
Link to 2018 Docket Report: [https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Comp%20Plan/Dockets/4\\_2018\\_Docket\\_Report.ashx](https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Comp%20Plan/Dockets/4_2018_Docket_Report.ashx)

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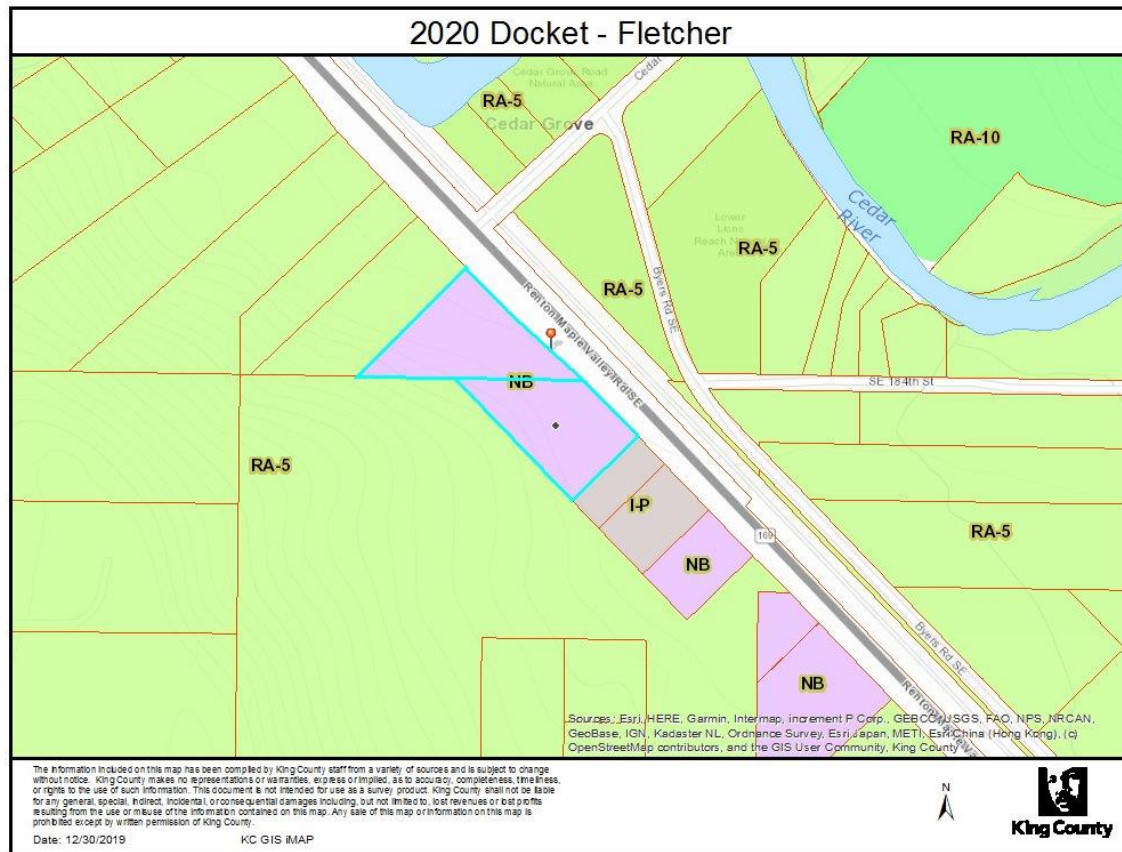


## Docket Request # 2: Fletcher

Aerial Photo:



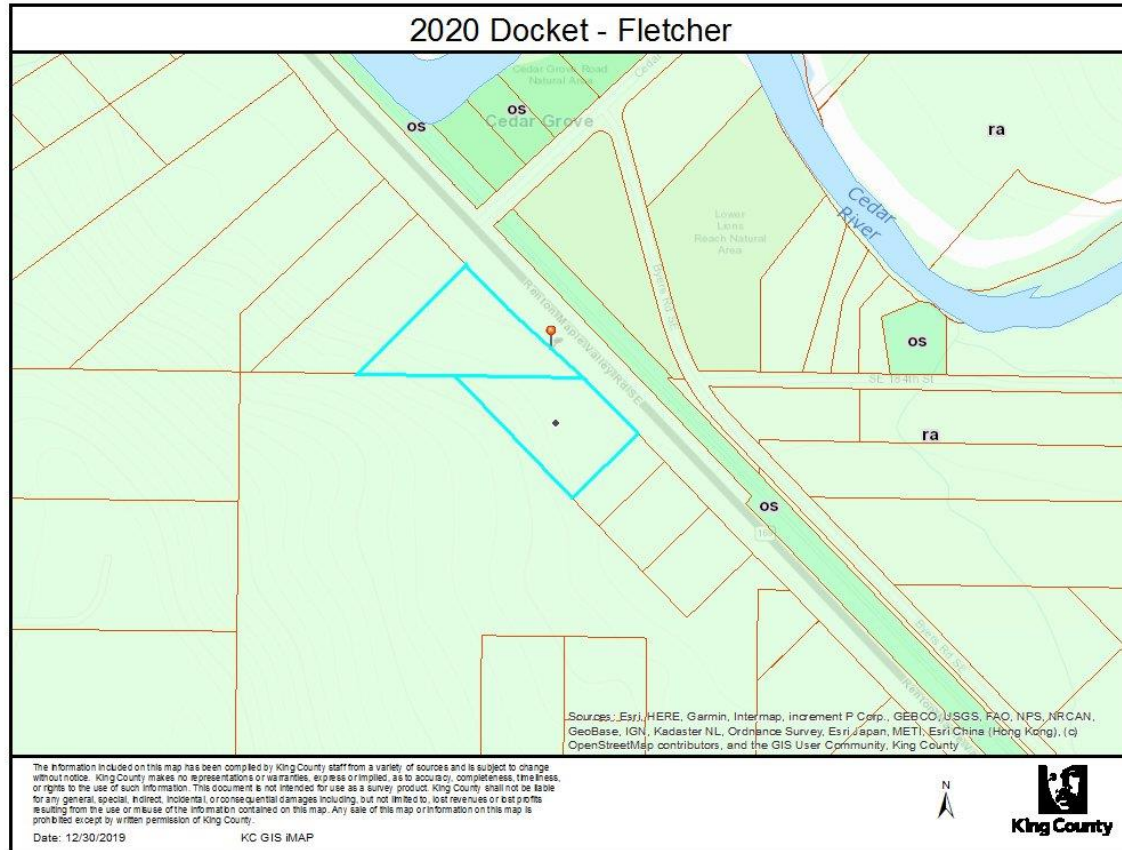
**Zoning:**





## Docket Request # 2: Fletcher

Land Use:



## Docket Request # 3: Lamanna

**Name of Requestor(s):** Peter Lamanna

**Council District:** #3

**Summary Category:** Transportation – Revise speed limit on road

### ***Submitted Request***

The requested change is to change the speed limits from 35 to 25 mph on Mink Road NE, Bear Creek Road NE and NE 132nd St.

### ***Address***

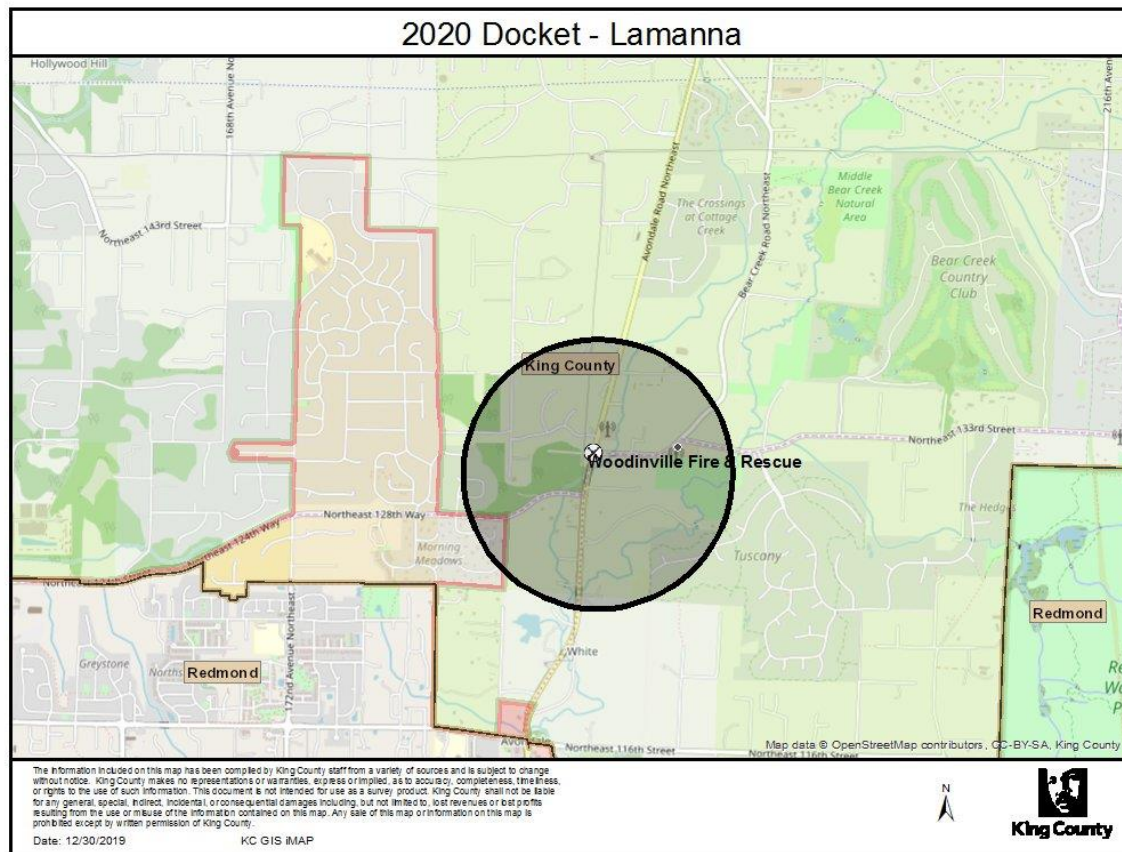
n/a. Location of roads as noted above. This includes Bear Creek Road NE and NE 132nd Street between Avondale Road NE and NE 133rd Street, including the curved section west of the Woodinville Fire and Rescue Station.

### ***Submitted Background Information***

This amendment is needed because traffic conditions are very dangerous and no law enforcement has been provided despite many requests over many years. This is consistent with the Growth Management Act as it will address current concurrency along with the traffic volumes and speeds that exist on residential roads.

**Docket Request # 3: Lamanna****County Maps of Docket Area**

Vicinity:

**Docket Request # 4: Montgomery****Name of Requestor(s):** Kyle and Courtney Montgomery**Council District:** #3**Summary Category:** Land Use and Zoning Change. Would require an urban growth area amendment.**Submitted Request**

Request to redesignate the land use from RA 2.5 to R12. The total acreage is 8.71. This would allow us to develop cluster villages of small homes as well as RV parking. Our goal would be to have two cluster villages of up to 10 homes sized 300sqft to 600sqft. Additionally, we would like to provide RV parking with full hook up capabilities.

**Address**

Undeveloped land – no address. Near Skykomish. Parcel Identification Number #3026129019.

**Submitted Background Information**

The proposed use of the parcel would be for affordable residential living, short term rentals for tourists, and RV parking for travelers. Impact on adjoining parcels will be minimal. People turning off Hwy 2 to Foss Road will increase traffic a bit for the Foss Road. However, the entrance to our property is large and the road could handle the extra traffic.

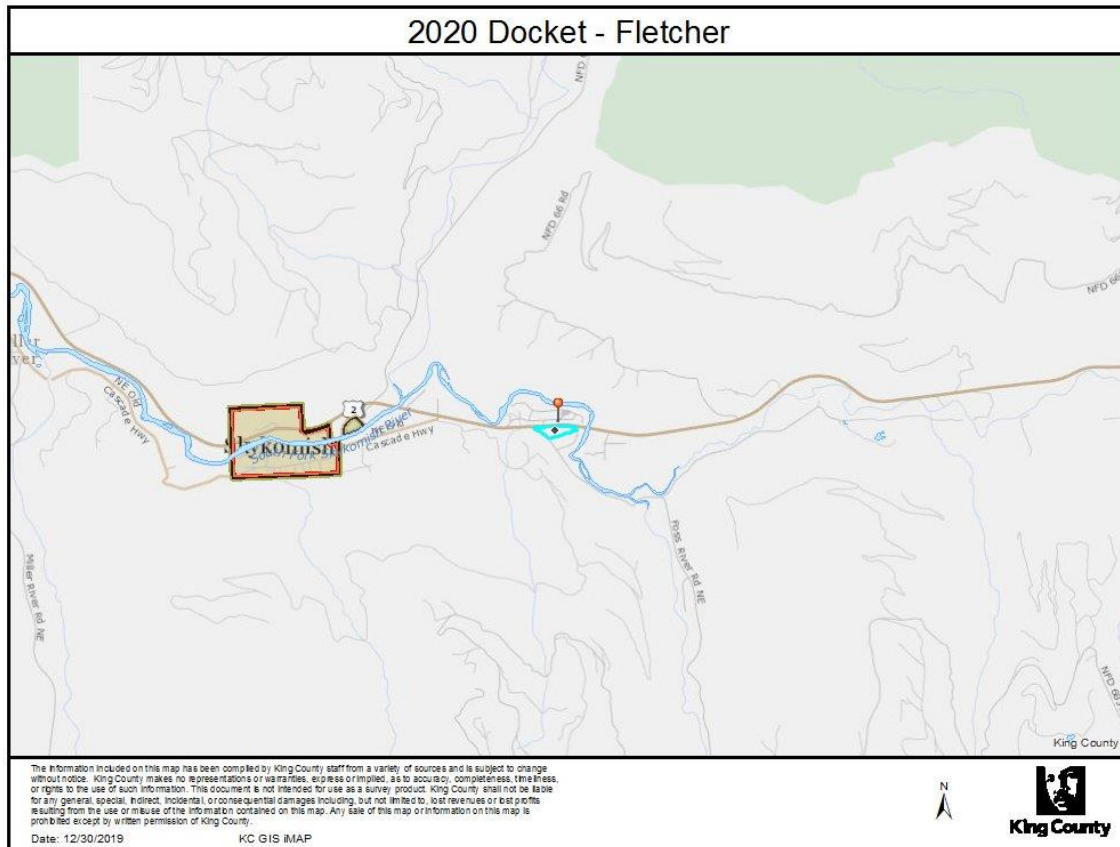
#### Docket Request # 4: Montgomery

The surrounding area is mostly all second homes and vacation rentals. We would like to increase the availability for people to live near the town of Skykomish and Stevens Pass Mountain Resort at affordable rates. If people can live and work closer to their jobs, we can get more money and people to help the town of Skykomish's economy. Since the purchase of Stevens Pass Mountain Resort by Vail, lodging has been much harder for full time and seasonal workers and vacationers. We feel that we can fill that void. Additionally, providing year round rv parking for skiiers, moutainn bikers, hikers, and tourists will help to stimulate the local economy as well.

The parcel is a total of 8.7 acres. A large portion is an easement for PSE power lines as well as a few undesignated critical areas. Upon designation of these, our usable space will decrease to probably 4 acres, of which a large portion will be used for the on-site septic. This is why we have chosen the new R12 designation.

#### County Maps of Docket Area (parcel highlighted in blue)

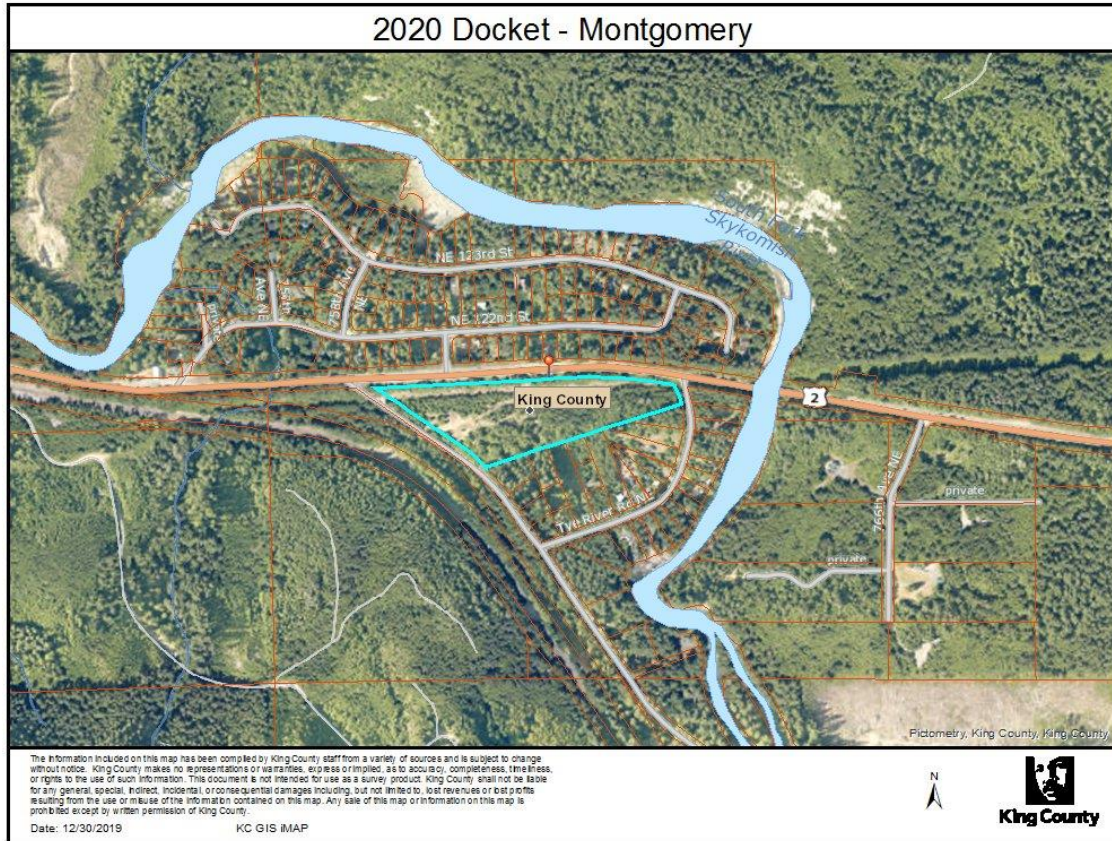
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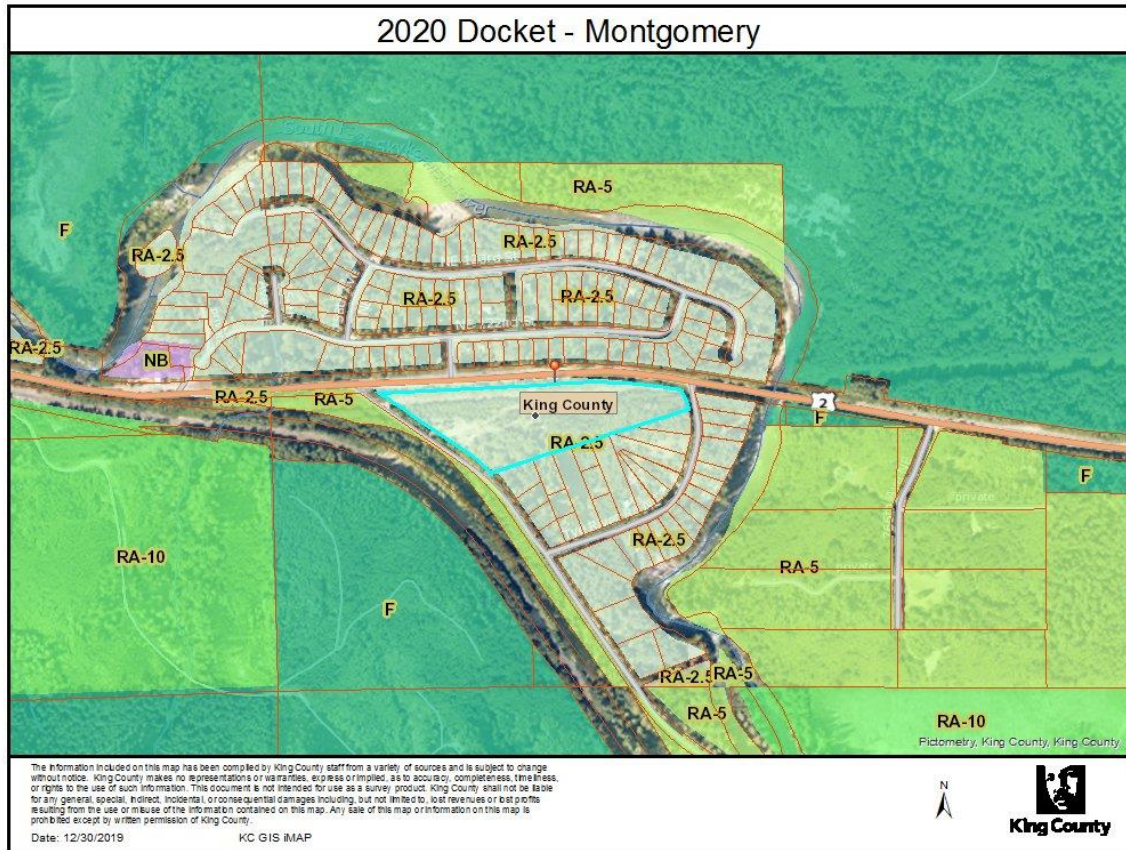
## Docket Request # 4: Montgomery

Aerial Photo:



## Docket Request # 4: Montgomery

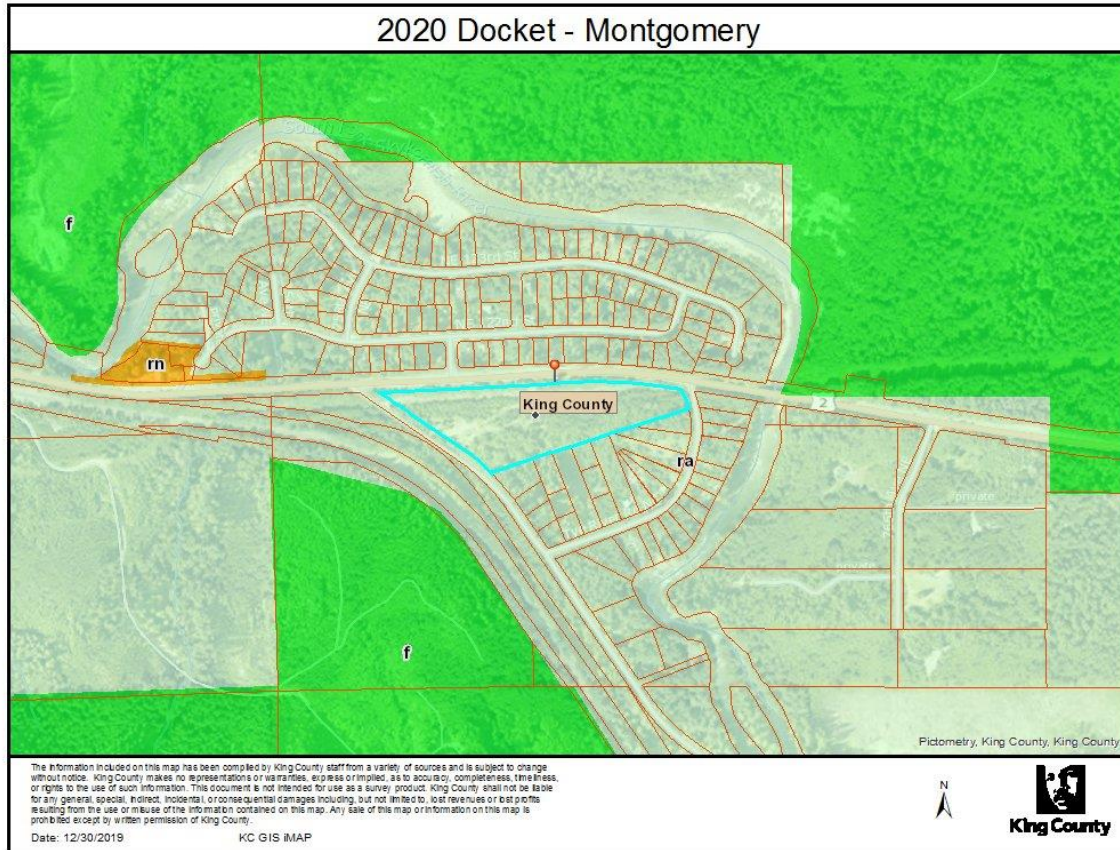
Zoning:





#### Docket Request # 4: Montgomery

Land Use:



#### Docket Request # 5: Rainier Christian School

**Name of Requestor(s):** Rainier Christian School

**Council District:** #9

**Summary Category:** Urban Growth Area Amendment through Four to One Program

##### ***Submitted Request***

Request to use the Four to One Program for this property. The site is approximately 34.5 acres with RA-2.5 zoning. The request would adopt the urban designated development to the west of R-6 (6 Dwelling Units Per Acre) over 20 percent of the site (6.9 acres). The net yield would be 6.9 acres x 6 DU/AC, equaling 41.4 or 41 lots. The actual size of the developable area/net yield will be determined once a formal survey is completed during the platting phase.

##### ***Address***

Parcel # 2523059086.

##### ***Submitted Background Information***

As outlined on the county's web page, staff reviews each 4:1 option on a case-by-case with determining factors on what is acceptable. The following is a list of the requirements with a response as to how this project qualifies:

##### ***Proposed New Urban Lands:***

#### **Docket Request # 5: Rainier Christian School**

1. Minimum Parcel size is 20 acres.

**Response:** *The site is approximately 34.5 acres.*

2. Proposals that are adjacent to cities or potential annexation areas are referred to the affected city as well as service providers such as special purpose districts for review and recommendation.

**Response:** *The adjacent properties to the west are in un-incorporated King County; thus, this there would be no recommendation from a city (Renton). We have spoken with Cedar River Water and Sewer District and that have indicated that this is within their jurisdiction and there is capacity utilizing existing mains from the west adjacent to the site. There already is a 2" sewer line that extends through the site to serve the existing school. The water is right at the property line in 168<sup>th</sup> Terrace SE which is access to the existing well serving the area. (Note: The District is not able to issue water and sewer certificated to properties within "Rural" areas unless otherwise directed by King County. Once there is an indication that the property may undergo developing the site with 4:1 and the urban boundary is moved—then water and sewer certificates will be issued for the development. Please see enclosed exhibits from the District.)*

3. The land is no larger than necessary to promote compact development, can be efficiently provided with urban services, and follows topographical features and/or natural boundaries to allow urban service provision.

**Response:** *The location of the proposed development is immediately adjacent to the existing neighborhood to the west. In fact, there is proposed lots on 168<sup>th</sup> Terrace SE which is already a public street. All services (water, sewer, storm, dry utilities) are in 168<sup>th</sup> Terrace SE and SE 166<sup>th</sup> Street (entrance to the site). The remaining property to be permanent open space is well-treed with some topographical variations. (Note: A portion of this area has been disturbed but is not suitable for construction a subdivision. Also, there is the possibility of Coal Mines within the proposed permanent open space that makes it unsuitable for development.)*

4. The land is contiguous to the 1994 adopted urban growth boundary with minor exceptions allowed for critical areas and park/open space.

**Response:** *The property is adjacent to the following zoning areas:*

- North: RA-2.5
- South: R-6
- East: RA-10
- West: R-6

*As noted, the property is adjoined to urban development to the south and north. Therefore, it is consistent with this requirement.*

5. Proposals are evaluated using the following criteria: fish and wildlife habitat and for endangered and threatened species; open space connections; wetlands, stream corridors, ground water and water bodies; unique natural biological, cultural, historical, or archeological resources; size of open space dedications and connections to other open space dedications along the urban growth boundary.

**Response:** *In reviewing the critical areas folio online, the only critical area that has been identified is a potential for coal mines in the south easterly portion of the site—away from where the proposed development would occur. The property is set on a small knoll that slopes in all directions. Lake Desire is southeast less than a ¼-mile offsite. There are no known*

#### **Docket Request # 5: Rainier Christian School**

*endangered or threatened species of flora or fauna on the property. No identification of cultural, historical, or archeological resources are known to be onsite. As proposed, the permanent open space will be to the east and south and would abut Petrovitsky Park to provide continued connection(s).*

6. The new urban land shall have a minimum density of 4-dwelling units per acre, be served directly (i.e. without crossing open space or rural area) by sewers and other efficient urban services and facilities.

**Response:** *The proposed developed portion would adopt the adjacent urban zoning of R-6, or 6 dwelling units per acre. Again, access to the property is from SE 166<sup>th</sup> Street and 168<sup>th</sup> Terrace SE—existing public/urban right-of-way. Water, sewer, storm, dry utilities (power, gas, phone, cable, etc.) are within these roads and would be able to be extended to the proposed subdivision. (Note: SE 166<sup>th</sup> Street alignment will need to cross the adjacent property with ½-street improvements. This land is not in the gross area calculations and is also owned by the proponent of this request.)*

7. The new urban land is limited to residential development.

**Response:** *The proposed development will be a residential subdivision.*

8. Land is sufficiently free of environmental constraints in order to allow urban densities.

**Response:** *Again, there are no known environmental constraints on the property. Once this is approved for moving forward, professionals will be retained to verify there are no environmental issues within the proposed developed area.*

9. Drainage facilities to serve the new urban land shall be located within the urban portion of the site.

**Response:** *As shown, the proposed drainage facility will be located at the southeast corner of SE 166<sup>th</sup> Street and 168<sup>th</sup> Terrace SE within the proposed urban area. (Note: Actual size and location will be determined during the platting process but will remain within the newly classified urban area.)*

10. Roads serving the new urban land shall not be counted as required open space.

**Response:** *Agreed—proposed roads to serve the development are either offsite or within the allowed urban area.*

#### **Proposed Open Space Lands:**

11. The new open space land preserves high quality habitat, critical areas or unique features that contribute to a band of permanent open space along edge of urban growth line.

**Response:** *Again, the majority of the land be designated for permanent open space is heavily treed and “aligns” with Petrovitsky Park and McGarvey Park Open Space—a band of open space to the north, south, east, and west along the urban growth line.*

12. Proposals are evaluated using the following criteria: quality of habitat, connections to regional open space, protection of water resources, unique features, generally configured to connect with adjacent open space; size and connection to UGA.

**Docket Request # 5: Rainier Christian School**

**Response:** Again, 27.6 acres of the total 35.5 acres will remain in permanent open space. This space is north of Petrovitsky Park and adjacent to McGarvey Park Open Space (north, south and east). Thus, this large open space area ties into a regional open space area and creates a band of permanent open space for no further development.

13. The new open space land is to be dedicated to King County at final formal plat.

**Response:** Agreed.

14. The new open space land retains its Rural Area designation and is used primarily for natural area or passive recreation site purposes and not for urban-serving facilities.

**Response:** Agreed.

15. The new open space land should be configured to connect with open spaces on adjacent properties with at least a portion of open space surrounding the new urban land.

**Response:** The newly created open space will abut along the south and east edges of the new development.

16. The new open space land should be configured to connect with open spaces on adjacent properties with at least a portion of open space surrounding the new urban land.

**Response:** The newly created open space will abut along the south and east edges of the new development.

17. The minimum depth of the new open space land shall be one-half of the buffer width, with minor exceptions, and generally follow the urban growth area boundary

**Response:** There are no required buffer widths so this is not applicable. The proposed open space does follow along the existing urban growth boundary.

18. Other Minor uses are allowed on the new open space land.

**Response:** None are proposed at this time, but it would make sense to allow a trail system throughout the treed forest.

**Resource Lands:**

19. Four-to-Ones cannot re-designate exiting Resource Lands to urban land.

**Response:** Not applicable.

20. The new open space lands can be zoned to Resource Lands and used for farming or forestry.

**Response:** Not applicable.

**Other:**

21. Affordable housing may be required in some projects.

**Response:** This site is fairly remote and away from urban centers that would be more suitable for affordable housing.

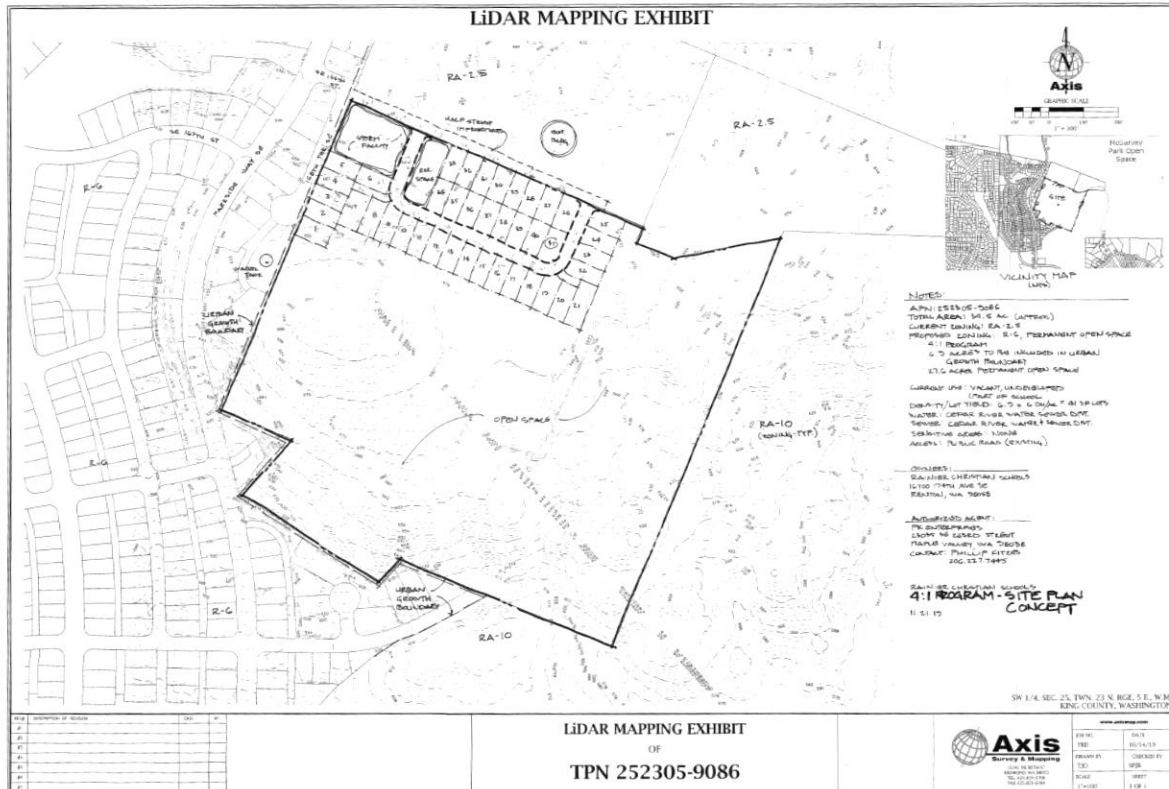


### Docket Request # 5: Rainier Christian School

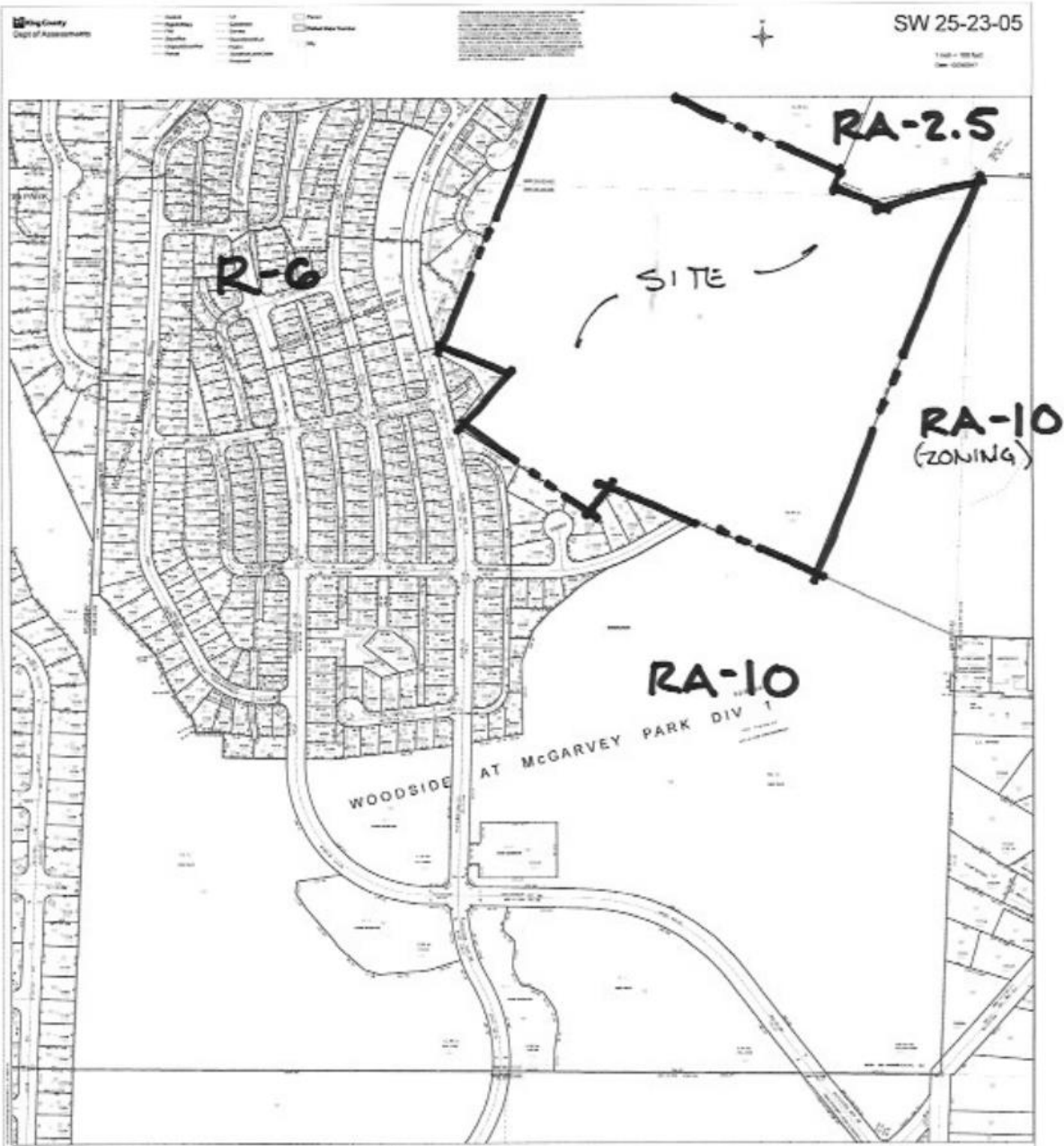
22. A mix of housing types including thirty percent below-market-rate units to be included in projects 200 acres or greater; projects that exceed thirty percent can have their open space dedication reduced.

**Response:** Not applicable.

### Additional Materials Provided by Submitter



Docket Request # 5: Rainier Christian School



RAINIER CHRISTIAN SCHOOLS  
4:1 PROGRAM REQUEST - ASSESSOR'S MAP

Docket Request # 5: Rainier Christian School



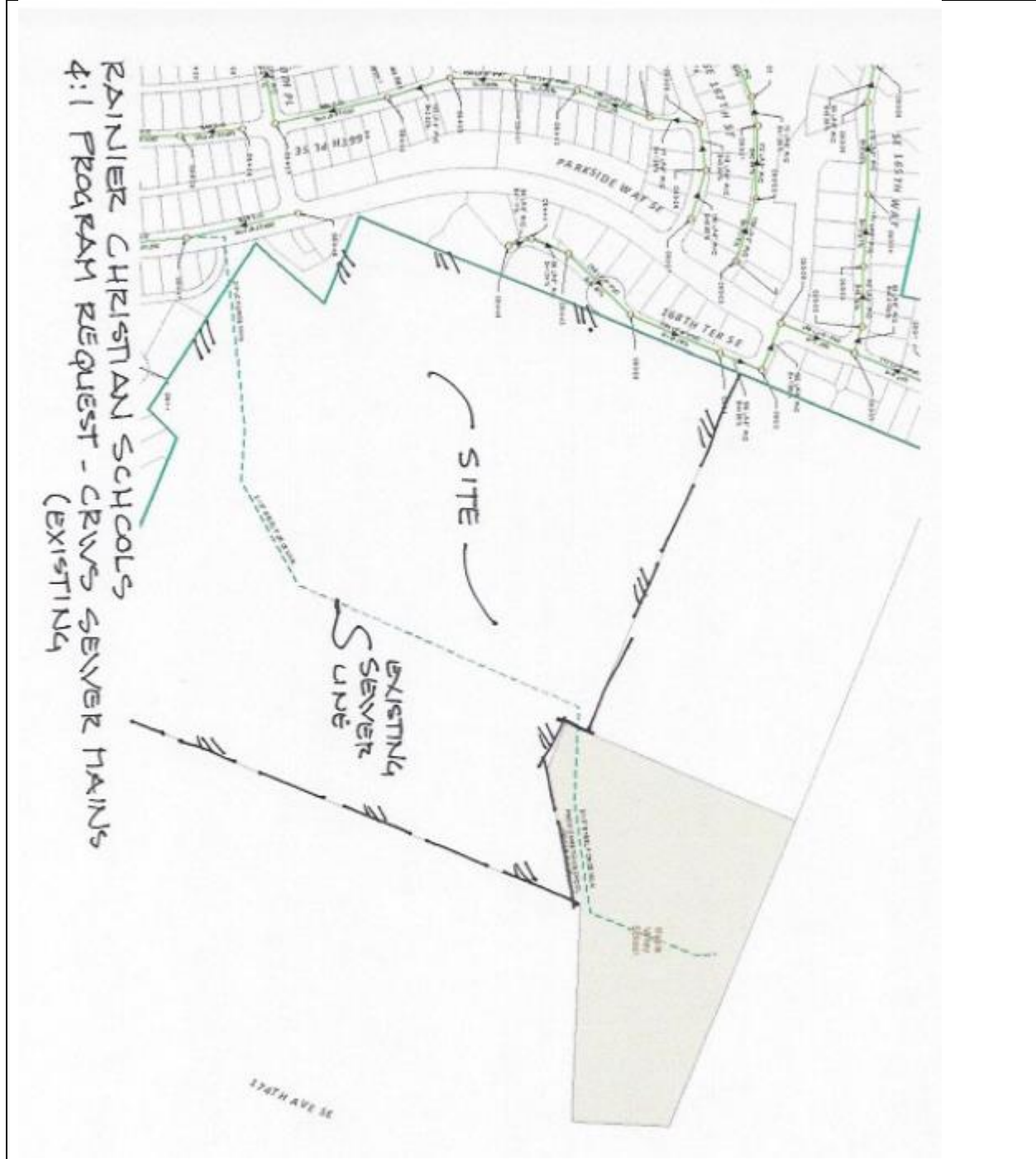
RAINIER CHRISTIAN SCHOOLS  
4:1 PROGRAM REQUEST - CEDAR RIVER SERVICE (WATER & SEWER)  
AREA BOUNDARY



Docket Request # 5: Rainier Christian School





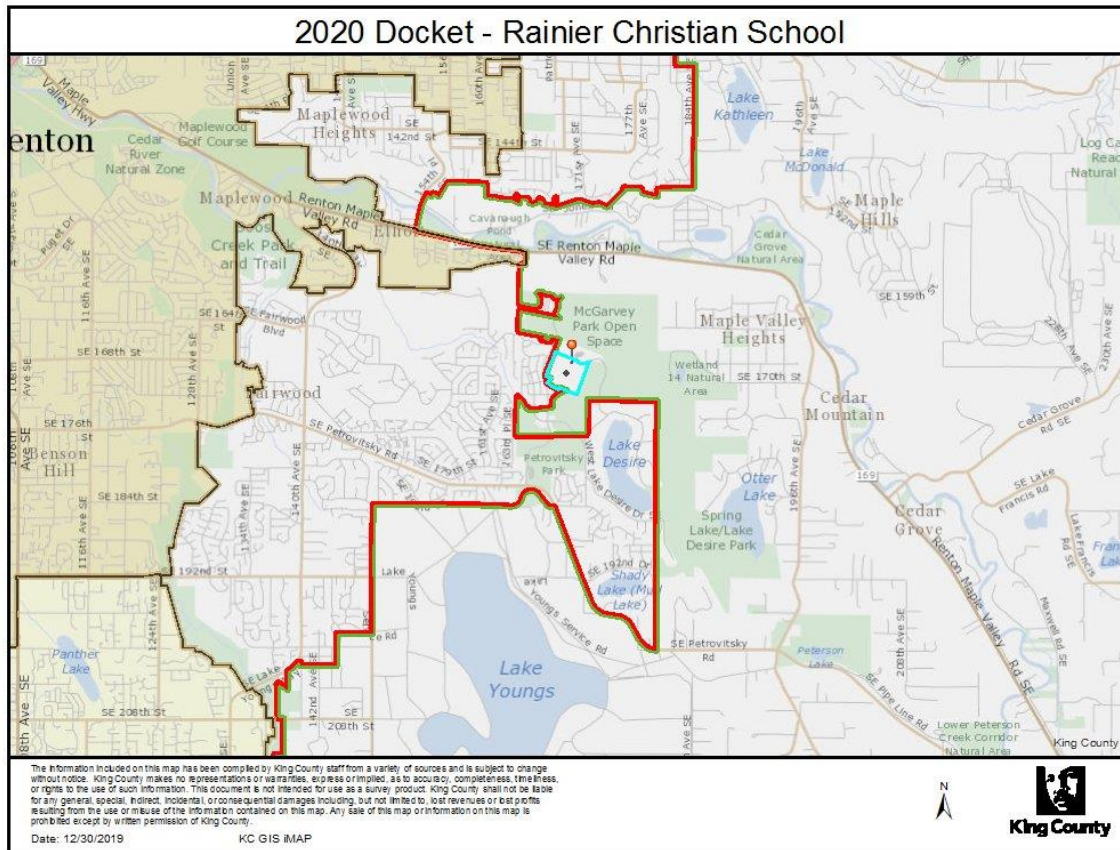




**Docket Request # 5: Rainier Christian School**

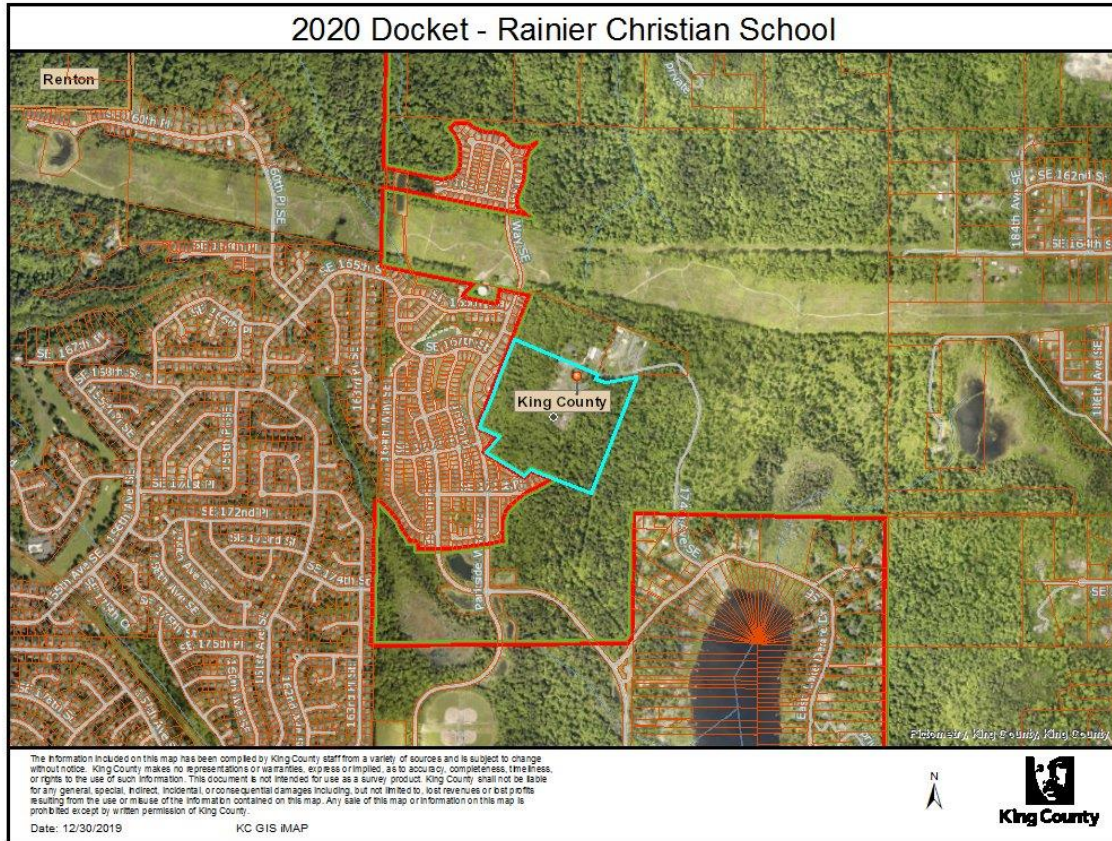
**County Maps of Docket Area (parcel highlighted in blue)**

Vicinity:



## Docket Request # 5: Rainier Christian School

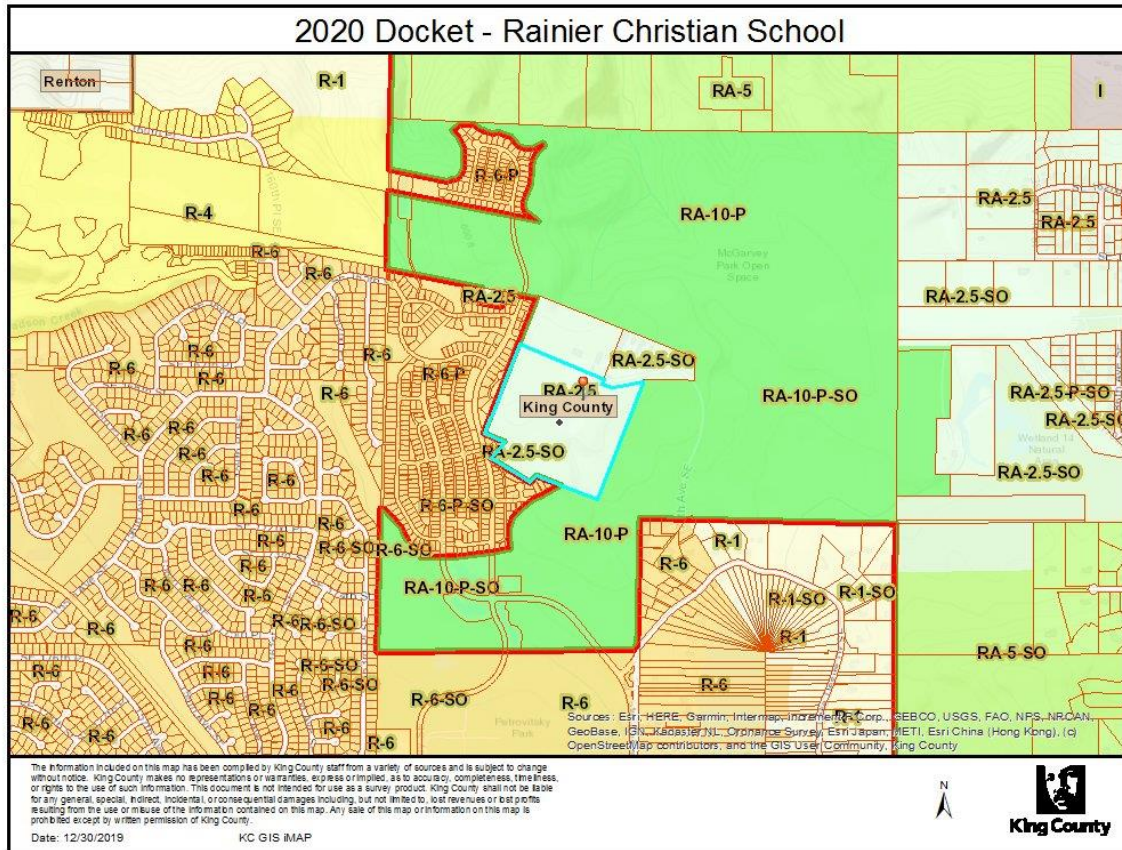
Aerial Photo:





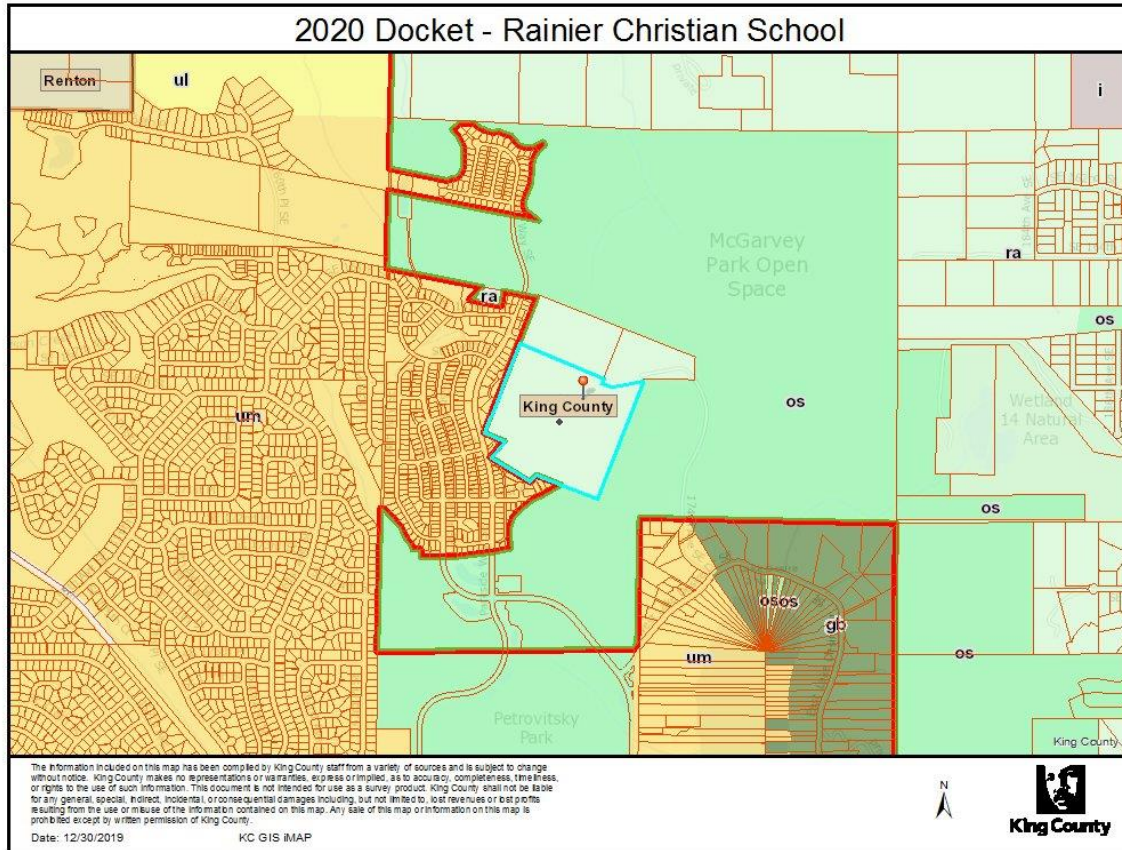
## Docket Request # 5: Rainier Christian School

Zoning:



## Docket Request # 5: Rainier Christian School

Land Use:

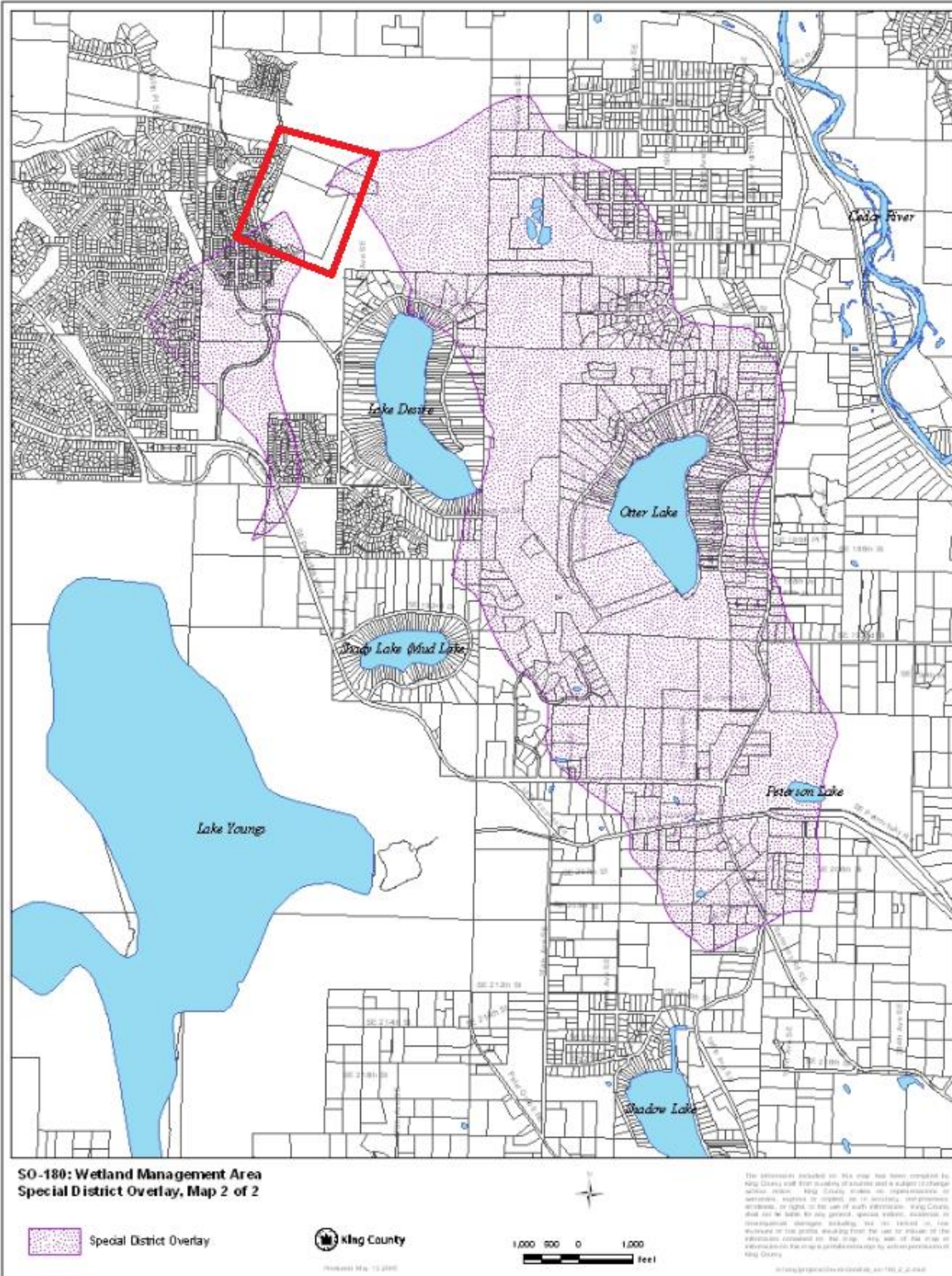




**Docket Request # 5: Rainier Christian School**

**Special District Overlay SO-180: Wetland Management Area SDO**

<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-180.aspx>



**Docket Request # 6: Greater Maple Valley UAC**

**Name of Requestor(s):** Greater Maple Valley Unincorporated Area Council (GMVUAC)

**Council District:** Primarily in #9, with a small portion in #3

**Summary Category:** Procedural Change to County Council Planning Processes

**Submitted Request**

Request for procedural change to require the King County Council to prepare and publish responses to Public Comments it receives on King County Executive's proposed Executive Recommended Comprehensive Plan Updates.

**Address**

n/a. These are countywide procedural changes.

**Submitted Background Information**

Responses currently prepared and published by King County Executive's Office on the Public Review Drafts (PRDs) have proven helpful to the Public. Currently, after the Public provides comments on the Executive's proposed King County Comprehensive Plan (sent to the King County Council on 10/1), the King County Council reviews them prior to finalizing and approving the King County Comprehensive Plan Update by 6/30 of the next year—a 9-mo review period, which provides plenty of time to issue responses to Public comments.

Currently, the KC Council does not publish its responses to the Public comments it receives. Consequently, at this point, we believe the KC Council should publish its responses to better close the cycle and meet its obligations of its King County Comprehensive Plan Update Public Participation Program.

The Growth Management Act calls for a clear, rigorous, and continuous Comprehensive Plan Update Public Participation Program. Public comment/Government response cycles are critical to achieving same.

**Docket Request # 7: Greater Maple Valley UAC**

**Name of Requestor(s):** Greater Maple Valley Unincorporated Area Council (GMVUAC)

**Council District:** Primarily in #9, with a small portion in #3

**Summary Category:** Procedural Changes to Site-Specific Land Use Map Amendment Process

**Submitted Request**

The King County Code should be amended so that any "site-specific land use amendment coupled with zone reclassification" cannot be reviewed and considered as part of the annual King County Comprehensive Plan Docket Item process (or, for that matter, any other King County Comprehensive Plan Docket update process). Such site specific applications must go through the Type 4 permit review process before the Hearing Examiner. Moreover, the Code amendment must expressly provide that such site specific proposals cannot be added as a last minute amendment made by the King County Council during its consideration of a King County Comprehensive Plan Docket Update.

**Address**

n/a. These are countywide procedural changes.

**Submitted Background Information**

Introduction: The current Docket Process allows an applicant to submit a singular request for a site specific land use amendment and zone reclassification. Current practice regarding such a coupled request is to bifurcate it with the King County Council legislatively addressing the land use amendment while the Hearing Examiner conducts a public hearing in a quasi-judicial review of the zone reclassification, making recommendations back to the Council. This bifurcated process has the appearance of unfairness and probable bias, as the premature legislative consideration of a land use amendment could unfairly influence and be outcome determinative of the zone reclassification resulting

**Docket Request # 7: Greater Maple Valley UAC**

in a dramatic change in land use and zoning of a specific site contrary to the public interest and the goals and objectives of the Growth Management Act. Such requests should neither be bifurcated nor be subject to the Docket Process; site-specific requests for both a land use amendment and zone reclassification must go through the *Type 4 permit review process* before the Hearing Examiner—to include a Public Hearing—for a recommendation to the King County (KC) Council regarding any changes to the KCCP and zoning.

**Background KC Comprehensive Plan (2018 Updated Version)**

The Docket Process is discussed and defined in the following sections of the current adopted KC Comprehensive Plan (updated through 2018):

- Chapter 1, Part II, Section H (at p. 1-11)
- Chapter 12, Part II (at pp. 12-4 – 12-5) / Policy I-205
- Glossary (at p. G-7)

Site-specific *Land Use Amendment* and *Zone Reclassification* are discussed in the following sections of the current adopted KC Comprehensive Plan (updated through 2018):

- Chapter 1, Part II, Section F (at p. 1-9) / Policy RP-116
- Chapter 3, Part III, Section B (at p. 3-17) / Policy R-304
- Chapter 11, Part B (at p. 11-5)

**KC Code** The following sections of the King County Code should be appropriately amended to incorporate the provisions of this Docket Request:

- KC Code 20.08.160 (zone reclassification)
- KC Code 20.08.170 (land use amendment)
- KC Code 20.18.130 (Council amendment)
- KC Code 20.18.140 (docket request process)
- KC Code 20.20.020(E) (land use decision types)

**Docket Request # 8: Miller**

**Name of Requestor(s):** Richard Miller

**Council District:** #8

**Summary Category:** Land Use and Zoning Change.

**Submitted Request**

Request to change land use designation from Urban Residential Medium (with R-8 zoning) to Urban Planned Development (with R-48 zoning).

**Address**

835 SW 108th Street, King County. Parcel Identification Number #0623049298.

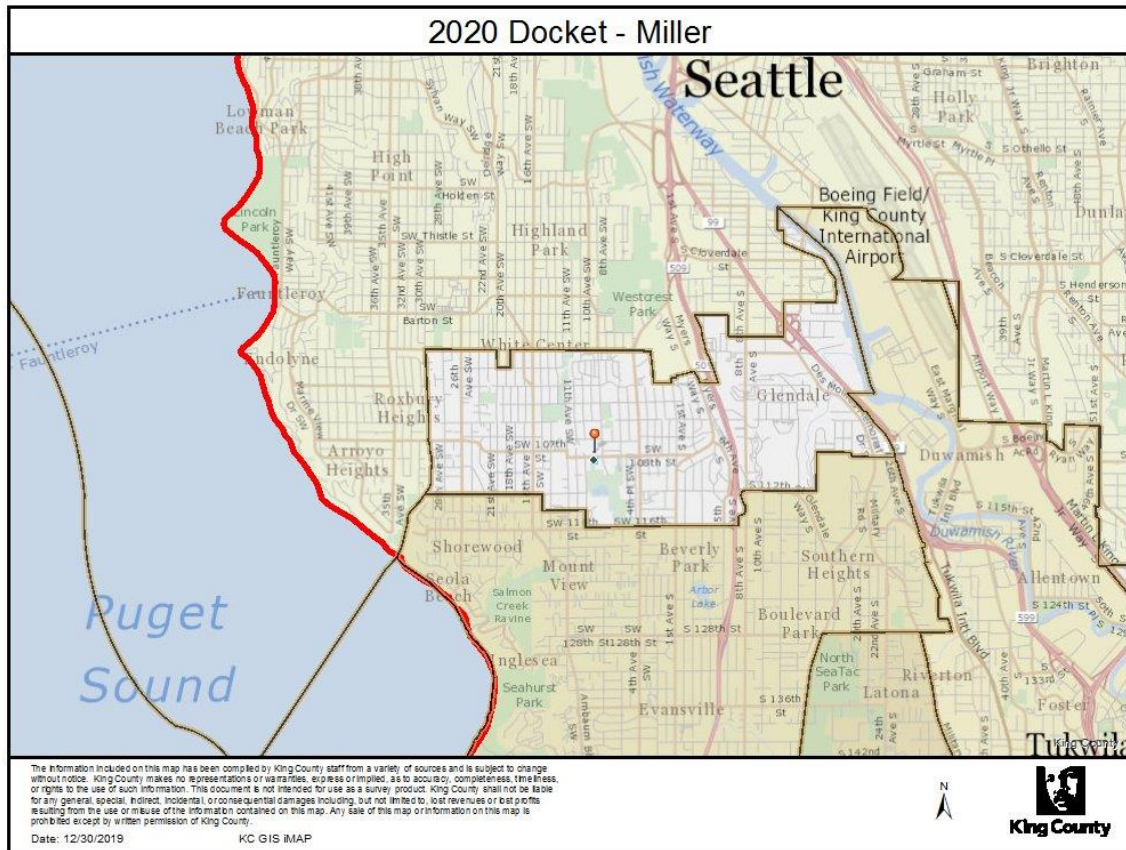
**Submitted Background Information**

Proposed use is high-density residential multi-family development. This is consistent with adjoining planned development, multiple family King County project (known locally as the "White Center Hub"). The property location meets all UGA and comprehensive plan guidelines for high density, as planned development on adjacent King County property indicate. This change is consistent with Comprehensive Plan policy U-124.

**Docket Request # 8: Miller**

**County Maps of Docket Area (parcel highlighted in blue)**

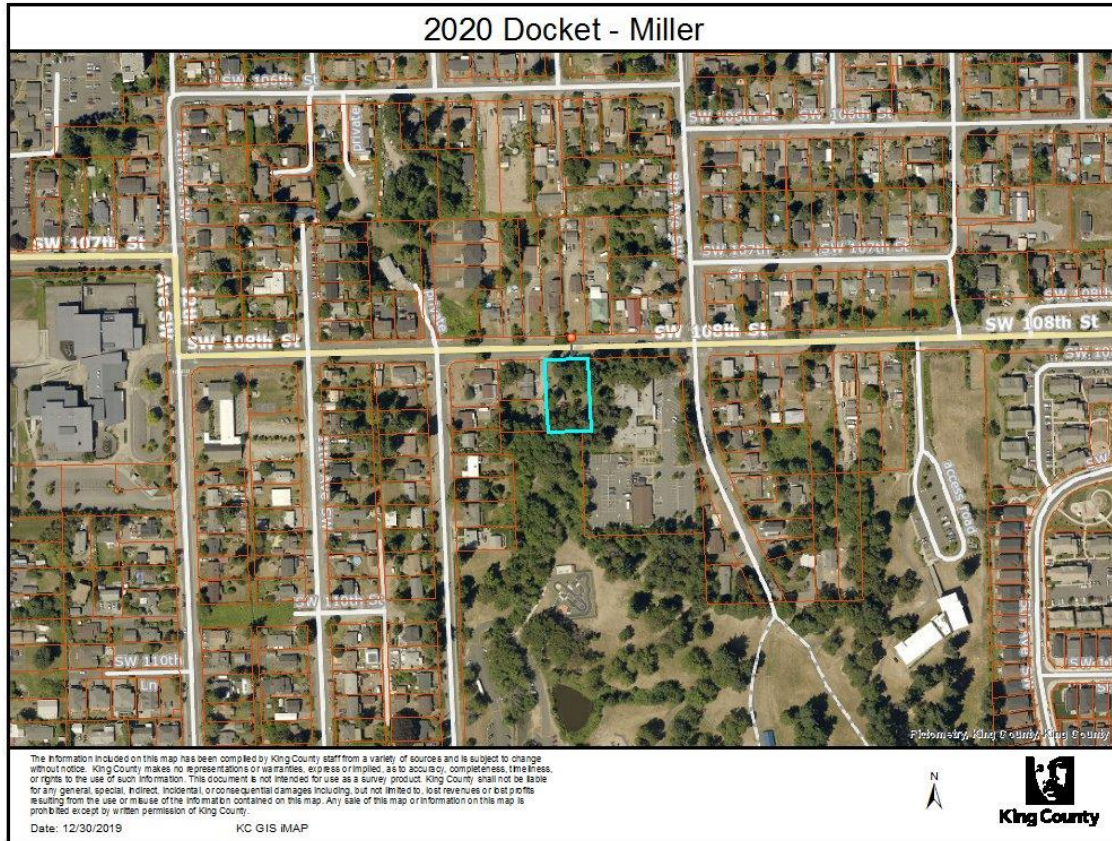
Vicinity:





## Docket Request # 8: Miller

Aerial Photo:

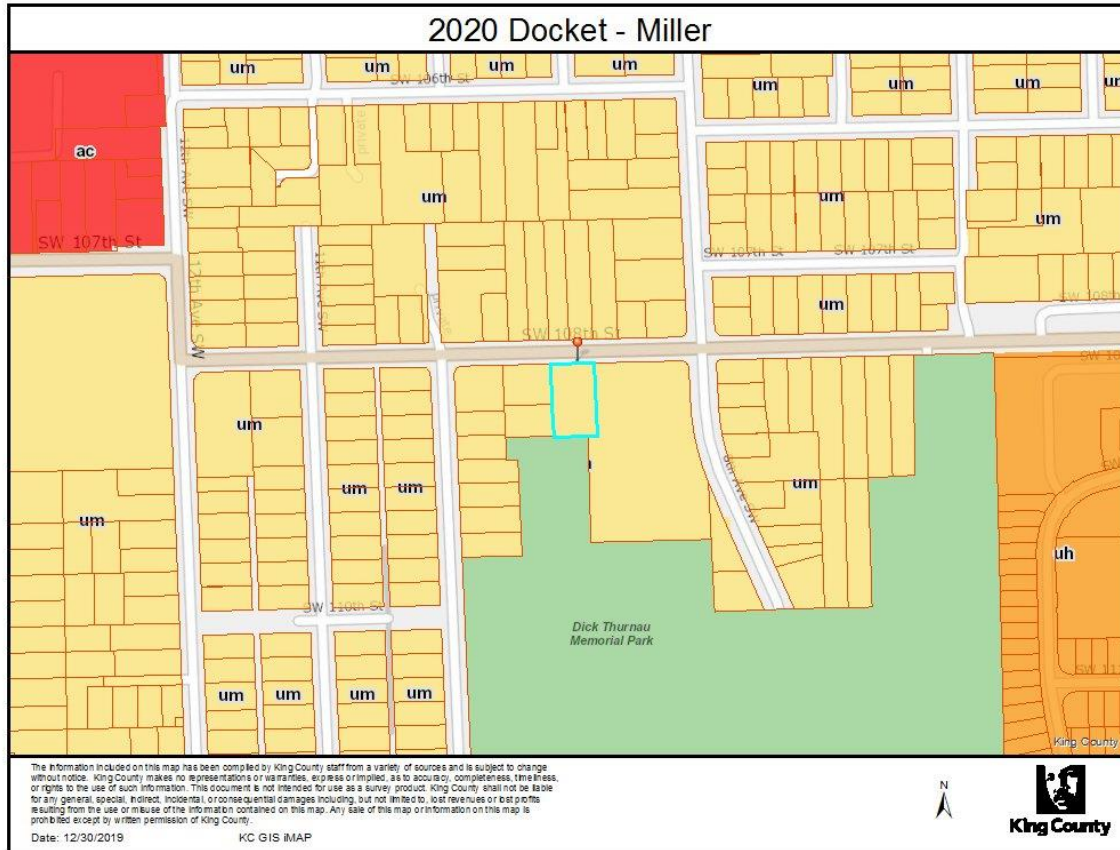


Zoning:



## Docket Request # 8: Miller

Land Use:



### III. FOR MORE INFORMATION

The purpose of the Docket Submittals Report is to provide notification regarding the proposals that have submitted. The report is posted shortly after the Docket deadline of December 31, and is therefore released prior to conducting analysis of the request(s).

Contact Ivan Miller, Comprehensive Plan Manager, 206-263-8297, and [ivan.miller@kingcounty.gov](mailto:ivan.miller@kingcounty.gov).